Karen Johnson Davidson County
Batch# 1248789 DEEDWARR
03/21/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20250321-0020912

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5280-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2025.

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bridget Del Boccio and James Dustin Moore 7200 Riverfront Drive Nashville, TN 37221	CMG Mortgage Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	126-16-0A-243.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Laurie-Anne Boldrin, unmarried and Piera M. Boldrin, unmarried, as joint tenants with right of survivorship** (individually and/or collectively, "Grantor"), transfer and convey unto **Bridget Del Boccio, an unmarried woman and James Dustin Moore, an unmarried man, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being described as: Lot No. 404 on the Final Plat of Riverwalk, Phase 2A, Section 1 of record in Instrument No. 200310140151989, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Laurie-Anne Boldrin and Piera M. Boldrin, as joint tenants with right of survivorship by Warranty Deed from Richard E. Lear and Mary B. Lear, f/k/a Mary B. Frazzini, husband and wife of record in Instrument No. 20200413-0038351 Register's Office for Davidson County, Tennessee, dated April 09, 2020 and recorded on April 13, 2020.

This is improved property located at: **7200 Riverfront Drive, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2025.

GRANTOR:

Laurie-Anne Boldrin

Piera M. Boldrin

STATE OF MICHIGAN
COUNTY OF WAYNE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laurie-Anne Boldrin and Piera M. Boldrin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of March, 2025.

Notary Public
My Commission expires: 10-19-2029

SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 19, 2029
Acting in the County of Wayne

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 13. 2025.

Affiant Signature

19th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028