WARRANTY DEED

Karen Johnson Davidson County
Batch# 1256358 DEEDWARR
04/04/2025 07:46:30 AM 3 pgs
Fees: $18.00 Taxes: $4,809.63
20250404-0025545

File No. BC-25-323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 2/26/29
(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Anthony Ragosta	New Owner	
(NAME)	(NAME)	071-15-0-296.00
1233 Joseph Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOME MADE, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT ANTHONY RAGOSTA, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 118 and the southerly 9 feet on Lot No. 119, on the Plan of Sharpe and Horn's Second Subdivision of Lindsley, for said County.

Said Lot No. 118 and the southerly part of Lot No. 119 front together 59 feet on the easterly side of Joseph Street or Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Home Made, Inc., a Tennessee Corporation by Warranty Deed from Tea-Bob Diversifield Services, Inc, a Tennessee Corporation of record in Instrument No. 20240425-0030027 Register's Office for Davidson County, Tennessee, dated April 24, 2024 and recorded on April 25, 2024.

This is property more commonly known as 1233 Joseph Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of April, 2025.

Home Made, Inc., a Tennessee Corporation

By:_____
David Peiffer, Chief Executive Officer

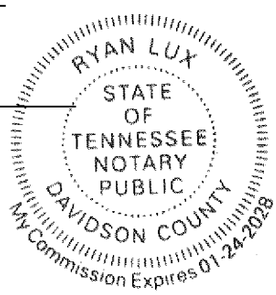
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared David Peiffer, Chief Executive Officer of Home Made, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Executive Officer of Home Made, Inc., the within named bargainor, a Corporation, and that such David Peiffer, Chief Executive Officer of Home Made, Inc. as such Chief Executive Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Chief Executive Officer.

Witness my hand and seal, at office in Nashville, TN, this 2nd day of April, 2025.

_____
Notary Signature

My commission expires:_____



Certificate of Authenticity

I, Ryan Lux, 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 **April 2, 2025**.

Date

Affiant Signature

April 2, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY