WARRANTY DEED

Karen Johnson Davidson County
Batch# 1259916 DEEDWARR
04/14/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250414-0028276

File No. AP-25-9400

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LYNG PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Paul Wright and Jeana Shay Wright	**New Owner**	
(NAME)	(NAME)	
506 Arrington Street		082-07-0-475.00
(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, **Gallante LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Paul Wright and Jeana Shay Wright, husband and wife**, 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 a part of Lot 1 on the Map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for said County, and being a part of a lot shown on a survey of part of said Lot 1 made by S. M. McMurray, of record in Book 421, page 8, said Register's Office for Davidson County and being further described as Lot 8 on a unregistered copy of a subdivision of said Lot 1, made by T. D. Sanford, September 27,1949, as follows: Said Lot 8 fronts 43 ft. on the south side of Arrington Street or Avenue and runs back between parallel lines, parallel to and 129 ft. east of the easterly margin of North Fifth Street, 120.00 to a dead line.

Being the same property conveyed to Gallante LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20240731-0058165 Register's Office for Davidson County, Tennessee, dated July 31, 2024 and recorded on July 31, 2024.

This is property more commonly known as 506 Arrington Street, 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.

Effective the 9th day of April, 2025.

Gallante LLC, a Tennessee Limited Liability Company

By: _____
Ryan Richard Gallante, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Ryan Richard Gallante, Sole Member of Gallante LLC, 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 Sole Member of Gallante LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Richard Gallante, Sole Member of Gallante LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 5th day of April, 2025.

_____
Notary Signature
My commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 5, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/14/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025