Karen Johnson Davidson County
Batch# 1260607 DEEDWARR
04/16/2025 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250416-0029152

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

*Please Return to:*
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

02-NSH25-09175

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Katharine Cali Boss and Jesse Boss<br>1208 Ardee Ave and 1206 Ardee Ave<br>Nashville, TN 37216 | New owner<br>1208 Ardee Ave<br>Nashville, TN 37216 | 061-15-0-124.00 and<br>061-15-0-123.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cristina Napolitano, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Katharine Cali Boss and Jesse Boss, wife and husband**, hereinafter called the Grantees, their successors 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. 4 and the Easterly 1/2 of Lot No. 3 Block "D" on the map of Sunnymeade Subdivision, as of record in book 974, pages 56 and 57, Register's Office for Davidson County. Tennessee. Said lot and part of lot adjoin and front together 75 feet on the Southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Courtney Duncan, unmarried by Warranty deed from Janis Boyd and husband David Boyd of record in Instrument No. 20110203-0009835 Register's Office for Davidson County, Tennessee, dated January 25, 2011 and recorded on February 03, 2011. (Value of consideration shown in aforementioned deed $75,900.00.) .

Being the same property conveyed to Cristina Napolitano, an unmarried woman by Warranty Deed from Courtney Stewart, unmarried woman, formerly vested in Courtney Duncan, an unmarried woman, dated July 26, 2022 and recorded July 27, 2022 in Instrument No. 20220727-0085791, Register's Office of Davidson County, Tennessee.

Additionally, the purpose of this Warranty Deed is to also combine both of the Map and Parcels into one parcel, thus leaving 061-15-0-124.00 and to only leave the remaining address of 1208 Ardee Ave, Nashville, TN 37216.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1208 Ardee Ave, Nashville, TN 37216
1206 Ardee Ave, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of April, 2025

Cristina Napolitano

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cristina Napolitano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 16th day of April, 2025.

Notary Public

My Commission Expires: 11.14.25

KAITLIN LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Christen Rabe, 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 16, 2025**.

Date

Affiant Signature

**4/16/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

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