Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $775,000.00. Affiant Subscribed and sworn to before me, this the 24th day of April, 2025. Notary Public My commission expires:

Karen Johnson Davidson County
Batch# 1264847 DEEDWARR
04/24/2025 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20250424-0031711

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah Facciolo	Canopy Mortgage, LLC	072-06-4M-002.00-CO
1210 Keller Avenue #B	360 Technology Ct. Suite 200	
Nashville, TN 37216	Lindon, UT 84042	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHELSEA KOSTRZEWA NKA CHELSEA O'TOOLE AND SCOTT O'TOOLE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH FACCIOLO, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B of Homes at 1210 Keller Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1210 Keller Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201211-0145407, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1210 Keller Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201211-0145407, and Bylaws appended thereto as Exhibit "C", said Register's office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Chelsea Kostrzewa, an unmarried woman and Scott O'Toole, an unmarried man, as joint Tenants with right of Survivorship by Warranty Deed from Blackacre Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210708-0091839 Register's Office for Davidson County, Tennessee, dated July 2, 2021 and recorded on July 8, 2021. Chelsea Kostrzewa being now known as Chelsea O'Toole.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1210 Keller Avenue #B, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of April, 2025.

Chelsea O'Toole

Scott O'Toole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chelsea O'Toole and Scott O'Toole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

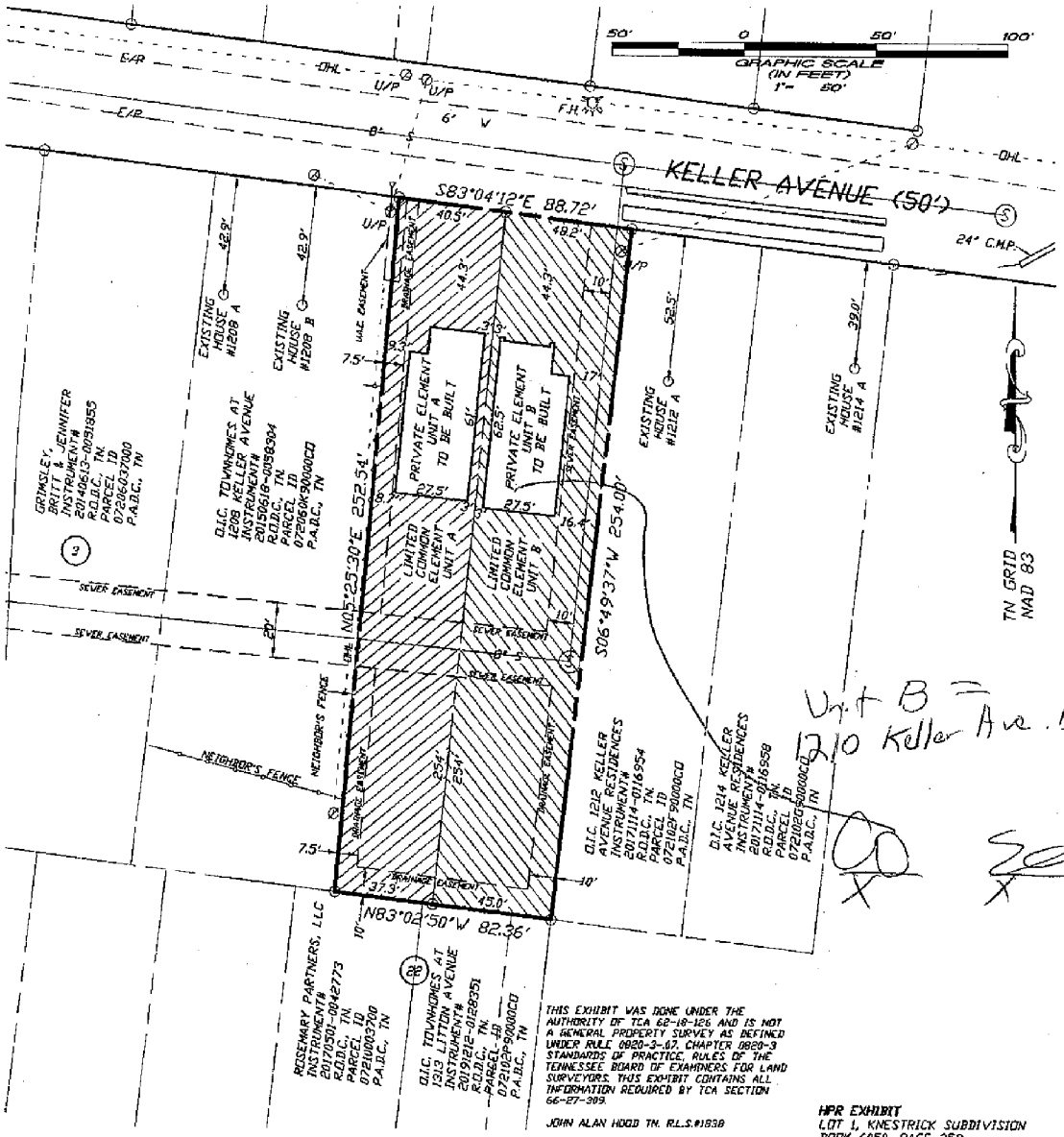
Witness my hand and seal this 24th day of April, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026



THIS EXHIBIT WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126 AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.02, CHAPTER 0820-3 STANDARDS OF PRACTICE, RULES OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS EXHIBIT CONTAINS ALL INFORMATION REQUIRED BY TCA SECTION 66-27-309.

JOHN ALAN HOOD TN. R.L.S.#1838

ACCORDING TO METRO GIS MAPS PROPERTY IS ZONED R6. SETBACKS FOR R6 ZONING TAKEN FROM DISTRICT BULK TABLES TITLE 17 "ZONING" CHAPTER 17.12

FRONT = STREET AVERAGE UP TO 3 TIMES THE BASE ZONING SETBACK FOR THE ZONING DISTRICT.
SIDE (LOT) = 5' (MINIMUM OR AS SHOWN
REAR = 20'
VERIFY SETBACKS WITH CODES BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST F.E.M.A. / FLOOD INSURANCE RATE MAP THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA.
MAP 47037C PANEL 0253"H"
EFFECTIVE DATE = 4-5-2017

THIS EXHIBIT WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS EXHIBIT IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS PROVIDED TO SURVEYOR.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS & FIELD LOCATION. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS EXHIBIT.
CONTACT THE TENNESSEE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.

JOHN ALAN HOOD REGISTERED LAND SURVEYOR TENNESSEE No. 1838

HPR EXHIBIT
LOT 1, KNESTRICK SUBDIVISION
BOOK 6050, PAGE 253
R.O.D.C., TN
PROPERTY LOCATED
7TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE
ON THE SOUTHERLY MARGIN OF KELLER AVENUE,
WEST OF SCOTT AVENUE
PROPERTY ADDRESS:
1210 A & B KELLER AVENUE
NASHVILLE, TN 37216
DEED REFERENCE:
INSTRUMENT #
20070215-0019275
R.O.D.C., TN
ORIGINAL PARCEL ID
07206093900
P.A.D.C., TN
DATE: 9-2-2020
SCALE: 1" = 40'
PREPARED FOR:
BLACKACRE DEVELOPMENT CO., LLC

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Apnl 24, 25 (date of document).

Jennifer L. Pennell

April 24, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Apnl 24, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal