THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350467

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2025.

Notary Public
My Commission Expires: _____

CHAPMAN & ROSENTHAL KY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

Karen Johnson
Batch # 1265953
04/30/2025 10:52:08 AM
Fees: $13.00 Taxes: $7,955.00
Davidson County
DEEDWARR
2 pgs
20250430-0033296

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Michael Curotto and Bree Ariana Curotto 3409 Richards Street Nashville TN 37215	New Owner	Tax Parcel ID No. 117 08 3D 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephenson Home Co, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Michael Curotto and Bree Ariana Curotto, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit A, of 3411 RICHARDS STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3411 RICHARDS STREET, a Horizontal Property Regime, of record in Instrument No. 20230524-0039083, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Stephenson Home Co., LLC, a Tennessee limited liability company, by Warranty Deed from Andrew Tyler Daugherty and wife, Amber Martin Daugherty, of record in Instrument No. 20220304-0024887, in the Register's Office of Davidson County, Tennessee, dated February 25, 2022 and recorded on March 04, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, as recorded in Plat Book 547, Page 156.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230524-0039083.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMS For Regulated Residential Infill recorded in Instrument No. 20250325-0022349.

Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 4076, Page 478.

This is improved property located at 3409 Richards Street Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of April, 2025.

Stephenson Home Co, LLC

H. Stephenson

By: Hannah Stephenson, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Hannah Stephenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of Stephenson Home Co, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 29th day of April, 2025.

Notary Public

My Commission Expires:

