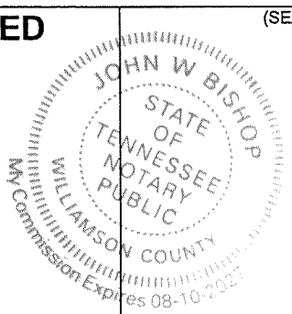
WARRANTY DEED

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-TC-0602-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Dean Ash, Jr.	**NEW OWNER**	
(NAME)	(NAME)	**083 08 0 129.00**
4951 Sherman Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CORISSA BRAGG, A MARRIED PERSON, AND JOSEPH R. CANNATTI, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSEPH DEAN ASH, JR.,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of ROSEWOOD HEIGHTS, SECTION I, as of record in Book 2133, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph R. Cannatti and Corissa Bragg, husband and wife, by Warranty Deed from Lori A. Parish, unmarried and Joe E. Parish and wife, Saundra J. Parish, of record in Instrument No. 20151125-0119908, in the Register's Office of Davidson County, Tennessee, dated November 20, 2015 and recorded on November 25, 2015.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rosewood Heights, Section I, as recorded in Plat Book 2133, Page(s) 38.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Structure recorded in Instrument No. 20210702-0090329.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 602 Rosebank Avenue, Nashville, TN 37206.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1269669 DEEDWARR
05/06/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250506-0035442

Witness my/our hand(s) this the 1st day of May, 2025.

Corissa Bragg

Joseph R. Cannatti

STATE OF Ohio
COUNTY OF Cuyahoga

On this 1st day of May, 2025, before me personally appeared Corissa Bragg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2025.

Notary Signature
My commission expires: 3/6/2028

NOTARIAL SEAL STATE OF OHIO

KRISTIN BELLAK
Notary Public, State of Ohio
My Commission Expires:
3/6/2028

STATE OF Ohio
COUNTY OF Cuyahoga

On this 1st day of May, 2025, before me personally appeared Joseph R. Cannatti, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2025.

Notary Signature
My commission expires: 3/6/2028

NOTARIAL SEAL STATE OF OHIO

KRISTIN BELLAK
Notary Public, State of Ohio
My Commission Expires:
3/6/2028

True Copy Certification

I, John W. Bishop, 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 this the 1 day of May, 2025.

Affiant Signature
Date 5/6/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026