Karen Johnson Davidson County
Batch# 1276122 DEEDWARR
05/21/2025 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20250521-0040099

WARRANTY DEED

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

File No. EM-25-9616

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYNG 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
Anthony David Carlo and Sara Marie Cottrill-Carlo	**New Owner**	
(NAME)	(NAME)	
4703 Nevada Avenue	**Property**	091-15-0-358.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Anna Gedman and Nathaniel Smith-Tyge, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony David Carlo and Sara Marie Cottrill-Carlo, a married couple,** 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 Lot No. 604 of Block 28 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 604 fronts 50 feet on the Southerly side of Nevada Avenue formerly Third Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Anna Gedman and Nathaniel Smith-Tyge, wife and husband by Warranty deed from Potter Brothers Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20180507-0043379 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 07, 2018.

This is property more commonly known as 4703 Nevada Avenue, Nashville, TN 37209.

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.

Witness my/our hand this 15th day of May, 2025.

Anna Gedman

Nathaniel Smith-Tyge

STATE OF WISCONSIN
COUNTY OF Rock

On this 15th day of May, 2025, before me personally appeared Anna Gedman and Nathaniel Smith-Tyge, 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 15th day of May, 2025.

Notary Signature
My commission expires: 05/19/2028

DANNY L BROWN
Notary Public
State of Wisconsin
My Commission Expires May 19, 2028

Certificate of Authenticity

I, Emily Manno, 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 **5/15/25**.

Date

Affiant Signature

5/15/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026