Karen Johnson Davidson County
Batch# 1280177 DEEDWARR
06/02/2025 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250602-0043022

WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$480,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF May, 2025.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9/13/2028
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mandy Capogrossi **2607 Pennington Avenue** **Nashville, Tennessee 37216**	Ameris Bank 1000 Corporate Centre Dive, Ste 120 Franklin, Tennessee 37067	MAP 072 GROUP 15 0 PARCEL 035.00

For and in 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, we,

Jack Urbano, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mandy Capogrossi and John Capogrossi, wife and husband

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 5 on the Plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Double Pennington, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sharon D. Crockett and husband Nathaniel E. Armstrong, dated April 25, 2022 and filed of record May 24, 2022 as instrument No. 20220524-0060030, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to Jack Urbano, dated September 15, 2022 and filed of record September 19, 2022 as Instrument No. 20220919-0104043, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2025 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2607 Pennington Avenue, Nashville, Tennessee 37216.**

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 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 hand and official seal at office this 28th day of May, 2025.

Jack Urbano

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack Urbano, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2025.

NOTARY PUBLIC

My Commission Expires February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 May 28th 2025.

Affiant Signature – Joshua A. Terry

5/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/30/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27