WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280951 DEEDWARR
06/03/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250603-0043676

File #25-PA-4003-A

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES:

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)
Emily F. Dawson and Peter A. DiNapoli	**New Owner**	
(NAME)	(NAME)	**103 04 0S 001.00**
4003 A Nebraska Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

JAMES B. FOX AND LEAH A. COURY, A MARRIED COUPLE,

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

EMILY F. DAWSON, UNMARRIED AND PETER A. DINAPOLI, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 4003 NEBRASKA, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4003 NEBRASKA, a Horizontal Property Regime, of record in Instrument No. 20190726-0073964, 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 of the same property conveyed to James B. Fox, unmarried, and Leah A. Coury, unmarried, as tenants in common with the right of survivorship, by Warranty Deed from Rhinobird Holding, GP, a Tennessee General Partnership, of record in Instrument No. 20201125-0138497, in the Register's Office of Davidson County, Tennessee, dated November 20, 2020 and recorded on November 25, 2020.

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 WEST END ANNEX, as recorded in Plat Book 332, Page 61.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190726-0073964.

*Easement recorded in Instrument No. 20100121-0005424.

*Easement for Grant of Appurtenant Easement and Maintenance Agreement, recorded in Instrument No. 20190507-0042769.

*Easement for Utility Easement and Maintenance Agreement, recorded in Instrument No. 20201112-0133441.

*Charter for 4003 Nebraska Homeowners Association, Inc recorded as Instrument No. 20190726-0073962.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4003 A Nebraska Avenue, Nashville, TN 37209**.

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.

Witness my/our hand(s) this the 3rd day of June, 2025.

James B. Fox

Leah A. Coury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2025, before me personally appeared James B. Fox, 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 3rd day of June, 2025.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2025, before me personally appeared Leah A. Coury, 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 3rd day of June, 2025.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

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 3 day of June, 2025

Affiant Signature
Date 6/3/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of June, 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