Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

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

CRT File No. 250550978

Karen Johnson Davidson County
Batch # 1281385 DEEDWARR
06/04/2025 09 52 05 AM 2 pgs
Fees $13 00 Taxes $2,552 63
20250604-0043829

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $689,900 00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2025

Notary Public
My Commission Expires _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Nicholas F. Nicolini, Jr and Jennifer L Nicolini 1102 Magnolia Ridge Court Annapolis, MD 21403	New Owner	Tax Parcel ID No 082 04 0B 002.00

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, **Tina Harris, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas F. Nicolini, Jr and Jennifer L. Nicolini, 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 No. B of 1007 NORTH 5TH STREET COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1007 NORTH 5TH STREET COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20140730-0067956, 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 part of the same property conveyed to Tina Harris, by Special Warranty Deed from Community First Bank & Trust, of record in Instrument No. 20100614-0046057, in the Register's Office of Davidson County, Tennessee, dated June 09, 2010 and recorded on June 14, 2010.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE AND CRUTCHER'S ADDITION TO EAST NASHVILLE, as recorded in Plat Book 57, Page 82.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140730-0067956

Charter for 1007 North 5th Street Cottages Corporation recorded as Instrument No 20140911-0083305.

This is improved property located at 1007B North 5th Street Nashville TN 37207

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 2nd day of June, 2025.

Tina Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tina Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2025

Notary Public
My Commission Expires. _____

