39B

WARRANTY DEED

Karen Johnson
Batch # 1281682
06/05/2025 11 08 17 AM
Fees $18 00 Taxes $5,143 00

Davidson County
DEEDWARR
3 pgs

20250605-0044239

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,390,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2025.

Notary Public

MY COMMISSION EXPIRES 7/6/25
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-232

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO.(S)
Daniel Camuti and Constance Camuti	UMORTGAGE LLC	103 04 0 377.00
(NAME) 4012 Nebraska Avenue	(NAME) 100 N 18th Street, Ste 1400	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Philadelphia, PA 19103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephen G. Songy and Kimberly B. Songy, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Daniel Camuti and Constance Camuti, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 4012 Nebraska Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 3rd day of June, 2025.

GRANTORS:

Stephen G. Songy

Kimberly B. Songy

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Stephen G. Songy and Kimberly B. Songy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 3rd day of June, 2025.

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 72, on the Plan of WEST END ANNEX, AS SUBDIVIDED BY SYLVAN PARK LAND COMPANY, of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said Westerly one-half of Lot No. 72 fronts 50 feet on the Northerly margin of Nebraska Avenue, formerly 8th Street and extends back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to Stephen G. Songy and Wife, Kimberly B. Songy, by Warranty Deed from J. Miller Enterprises, LLC, Tennessee Limited Liability Company, of record in Instrument No. 20140123-0006434, in the Register's Office of Davidson County, Tennessee, dated January 02, 2014, and recorded on January 23, 2014.