Prepared by:

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8602-WE

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson
Batch # 1290428
06/26/2025 10 19 57 AM
Fees $13 00 Taxes $1,757 50
20250626-0050335

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Trimboli and Laura Champion		
3913 Bridgeview Lane	NEW OWNER	141-06-0C-070.00-CO
Nashville, TN 37221		
(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, **Christine Marie Evangelista, a single person (formerly kown as Christine Pedalino)**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Trimboli and Laura Champion, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christine Pedalino, an unmarried woman, by Warranty Deed from Brett Raymond and Iveta Raymond, husband and wife, of record in Instrument No. 20090226-0016914 Register's Office for Davidson County, Tennessee, dated February 23, 2009 and recorded on February 26, 2009.

Christine Pedalino is now known as Christine Marie Evangelista (reference is made to the Name Change Order recorded as Instrument 20250623-0048908, said Regiuster's Office).

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3913 Bridgeview Lane, Nashville, TN 37221**

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 our hands this the 24 day of June,2025.

Christine Marie Evangelista

STATE OF New York
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christine Marie Evangelista,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of June, 2025.

My Commission expires: 8-29-26

Notary Public

GABRIELLE A MARTIN
Notary Public - State of New York
NO. 01MA6439449
Qualified in Orange County
My Commission Expires Aug 29, 2026