Karen Johnson Davidson County
Batch# 1298180 DEEDWARR
07/16/2025 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,384.50
20250716-0056156

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250551149** TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,185,000.00. Affiant Subscribed and sworn to before me, this ~~20th~~ 11th day of July (TJ) ~~June~~ (TJ), 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Papillon Properties Inc. 806A Halcyon Ave Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 01 4K 001.00

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, **Susanne S. Russotto and Peter J. Russotto, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Papillon Properties Inc., a Tennessee Corporation,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 806 HALCYON COTTAGES, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0033043, as amended in Instrument No. 20160311-0023368, Register's Office for Davidson County, Tennessee, and being shown on Plat attached as Exhibit "A" to said amendment, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susanne S. Russotto and Peter J. Russotto, wife and husband, by Warranty Deed from Progressive Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200203-0011952, in the Register's Office of Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DODD & WOODARD'S SUBDIVISION, as recorded in Plat Book 332, Page 132.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150414-0033043, as amended in Instrument No. 20160311-0023368.

This is improved property located at 806A Halcyon Ave Nashville TN 37204

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 18 day of June, 2025.

Susanne S. Russotto

Peter J. Russotto

STATE OF NEW JERSEY
COUNTY OF UNION

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susanne S. Russotto and Peter J. Russotto, 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 18TH day of June, 2025.

Notary Public
My Commission Expires: 11-26-2026

KARL FORTSCH
NOTARY PUBLIC OF NEW JERSEY
ID #24239
MY COMMISSION EXPIRES NOV 26, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 June 18, 2025

Affiant Signature

June 18, 2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 18 day of June, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY