Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd , Suite 130
[illegible] TN 372[illegible]

WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $680,000 00

Affiant

Subscribed and sworn to me on 07/15/25

NOTARY PUBLIC

My Commission Expires

Karen Johnson
Batch # 1298404
07/17/2025 10 23 04 AM
Fees $13 00 Taxes $2,516 00

Davidson County
DEEDWARR
2 pgs

20250717-0056441

THIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
David Hunter Fugitt 1116 Greenwood Ave Nashville, TN 37206	NEW OWNER	083-01-0-311 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, STEPHEN D BORDONARO, AN UNMARRIED MAN, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto David Hunter Fugitt, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No 2, as shown on the map entitled Dr E T Brown's Subdivision of the Sharpe Land, of record in Plat Book 332, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description
>
> Said part of Lot No 2 fronts 50 feet on the southerly side of Greenwood Avenue and runs back between lines 286 feet, more or less, on the westerly line and 287 feet, more or less, on the easterly line to a line at the rear measuring 50 feet thereon
>
> Being the same property conveyed to STEPHEN D BORDONARO, AN UNMARRIED MAN, by deed from AMY SELF WINKLER AND ZACH WINKLER, HUSBAND AND WIFE, of record in Instrument No 20190613-0057137, dated June 11, 2019, said Register's Office
>
> This is improved property known as 1116 Greenwood Ave, Nashville, Tennessee 37206

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 07/15/25

Stephen D. Bordonaro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/15/25, before me personally appeared Stephen D. Bordonaro, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed

Witness my hand and official seal on 07/15/25

NOTARY PUBLIC

My Commission Expires: 12/19/26

