BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1305701 DEEDWARR
08/04/2025 09 38 43 AM 2 pgs
Fees $13 00 Taxes $12,580 00

20250804-0061408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2028

G-C-25-1025B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
CCR Casa Trust Agreement U/A/D July 16, 2025	**Same as New Owner**	
(NAME) **4677 Fawn Hill Court**	(NAME)	**131-12-4B-002 00-CO**
(ADDRESS) **Rochester, MI 48306**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY TODD BULGARINO AND NICOLE ALLEN BULGARINO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CCR CASA TRUST AGREEMENT U/A/D JULY 16, 2025,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit B of the Homes at Battery Cove I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at Battery Cove of record in Instrument No 20160804-0080828, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, as set forth in said Declaration Reference is hereby made to the plan of Homes at Battery Cove I, as shown on Exhibit "B" to the Declaration of record in Instrument No 20160805-0080828, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit

Being the same property conveyed to Anthony Todd Bulgarino and Nicole Allen Bulgarino, husband and wife by Warranty Deed from Matthew Beata and Mary Beata, husband and wife of record in Instrument No 20201214-0146456 Register's Office for Davidson County, Tennessee, dated December 09, 2020 and recorded on December 14, 2020

This conveyance is subject to.
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 20, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20160621-0062854, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160804-0080828, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4306, Page 278, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171211-0125963, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20211026-0143841, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1025B Battery Lane, Nashville, Tennessee 37220**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF AUGUST, 2025

Anthony Todd Bulgarino

Nicole Allen Bulgarino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY TODD BULGARINO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st of August, 2025

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE ALLEN BULGARINO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st of August, 2025

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212