39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $634,000 00

Affiant

Karen Johnson
Batch # 1306721
08/07/2025 01 30 25 PM
Fees $13 00 Taxes $2,345 80
20250807-0062850

Davidson County
DEEDWARR
2 pgs

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 7/6/26

(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-TG-25-6265

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)
Marrah C. Florita and Joseph Ennis	United Wholesale Mortgage	
(NAME) **6265 Rivervalley Dr**	(NAME) 585 South Boulevard E	**126-16-0A-528.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Pontiac, MI 48341	
(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, **LANA J. CARNEVALE AND RAFFAELE G. CARNEVALE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARRAH C. FLORITA AND JOSEPH ENNIS, WIFE AND HUSBAND,** 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 Lot No 301 on the Plan of Final Plat of Riverwalk Phase 3C of record in Plat at Instrument No 20050706-0077607, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Lana J Carnevale and Raffaele G Carnevale, Jr , wife and husband by Warranty Deed from Madelyn McCamey and Nicholas McCamey, wife and husband of record in Instrument No 20210510-0062574 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 10, 2021

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 as Instrument Number 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No 20060104-0001187 and Instrument No 20070330-0038464, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan PUD Boundary Plat of record as Instrument Number 20011024-0115969, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20031014-0151984, 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 20011105-0121083, Instrument No 2002042-0050565, Instrument No 20040430-0049313 and Instrument No 20040506-0051985 and Instrument No 20050308-0025001, Instrument No 20060320-0031638, Instrument No 20061130-136691, and Instrument No 20061214-0154502, Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument Number 20011105-0121083, in the Register's Office for Davidson County, Tennessee
- Charter of the HOA of record in Instrument Number 20020425-0051371 and Instrument No 20040827-0103644, in the Register's Office for Davidson County, Tennessee
- Road and Utility Easement of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreements of record in Instrument Number 20010919-0101279 and Instrument No 20021119-0143587, in the Register's Office for Davidson County, Tennessee
- Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee
- Easement for Nashville Chattanooga and St Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee

- Easement for TVA of record in Book 4205, Page 194 and Book 4226, page 715 and Book 4257, page 647 and Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee
- Easement for Tennessee Electric Power Co of record in Book 751, Page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee
- Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, page 318 and Book 7526, page 324, in the Register's Office for Davidson County, Tennessee
- Easement for Public Utilities of record in Instrument Number 20021125-0145984, in the Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Register's Office for Davidson County, Tennessee
- Open Space and Common Area of record in Instrument Number 20020424-0050564 and Instrument No 20040827-0103644, Instrument No 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
- Strom Water Detention Agreement of record in Instrument Number 20021119-0143687, Instrument No 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20040812-0097619, 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 **6265 Rivervalley Dr, Nashville, Tennessee 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 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 6th DAY OF AUGUST, 2025

Lana J Carnevale

Raffaele G Carnevale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANA J CARNEVALE, 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 6th 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, RAFFAELE G CARNEVALE, 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 6th 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