When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File #1-24658-TR

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $546,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-21-26

(AFFIX SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-C-25-1235

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)
Palo Ali	New Owner	
(NAME)	(NAME)	**091-06-2J-017.00-CO**
1235 Nations Drive	Karen Johnson Davidson County Batch# 1314735 DEEDWARR 08/26/2025 10:38:30 AM 3 pgs Fees: $18.00 Taxes: $2,022.05 20250826-0068148	
(ADDRESS)		
Nashville, TN 37209		
(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, **BARTON HARRISON, SUCCESSOR TRUSTEE OF THE KATHERINE ISABELLA CIANGI IRREVOCABLE TRUST, DATED DECEMBER 4, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PALO ALI,** 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 No. 17, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for the Treaty Oaks Cottages Phase II, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development, as shown of record in Instrument No. 20190228-0018401, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20190404-0030656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Katherine Isabella Irrevocable Trust by Warranty Deed from 1211 57th Avenue to LLC, a Limited Liability Company of record in Instrument No. 20200915-0105262 Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on September 15, 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 as Instrument Number 20190321-0025681, amended in Instrument No. 20181018-0103608, 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 20190228-0018401, amended in Instrument No. 20190404-0030656, and Second Amendment to the Declaration of Covenants, Conditions, and Restrictions of the Treaty Oaks Cottages Phase II, A Horizontal Property Regime with Private Elements records in Instrument Number 202000904-0101333 Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Restriction for Storm Water Facilities and Systems of record in Instrument Number 20181206-0118904, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20181121-0114523, in the Register's Office for Davidson County, Tennessee.
- Easements and Requirements in Ordiance No. BI2018-1118
- Easements retained in Ordiance No. 097-931 for Closure of Right of Way (Louisiana Avenue)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1235 Nations Drive, Nashville, Tennessee 37209**.

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 22 DAY OF AUGUST, 2025.

The Katherine Isabella Ciangi Irrevocable Trust, dated December 4, 2012

BY: Barton H Harrison
Barton Harrison
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARTON HARRISON, SUCCESSOR TRUSTEE of THE KATHERINE ISABELLA CIANGI IRREVOCABLE TRUST, DATED DECEMBER 4, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd 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

I, Kirsten Virden, 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 8/22/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/26/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

