Name and Address of New Owner:
Zachary Anthony Papotto
1715B 5th Avenue North
Nashville, TN 37208

Send Tax Bills To
New Owner

Karen Johnson Davidson County
Batch # 1315367 DEEDWARR
08/27/2025 10 55 21 AM 2 pgs
Fees $13 00 Taxes $2,645 50
20250827-0068604

This Instrument Prepared By
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. G-BR-25-1715B

Map & Parcel No 081080N00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Caroline Rigsby, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zachary Anthony Papotto, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee

> Land in Davidson County, Tennessee, being Unit No. 1715-A as depicted on Exhibit "B" and described in the Declaration and Master Deed establishing a Horizontal Property Regime for The 1715 5th Avenue North Townhomes, of record in Instrument 20070727-0089506, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description
>
> Being the same property conveyed to Caroline Rigsby, unmarried by Warranty Deed from Trevor Emerson and Courtney Emerson, husband and wife of record in Instrument No. 20190204-0010212 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 04, 2019.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T C A 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This is improved property known as 1715B 5th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of August, 2025.

_____(SEAL)
Caroline Rigsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2025, before me personally appeared Caroline Rigsby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 22nd day of August, 2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $715,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

_____
~~Caroline Rigsby~~ (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of August, 2025

_____
Notary Signature
My commission expires.

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON