RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1316563
08/29/2025 10 22 36 AM
Fees $13 00 Taxes $4,717 50

Davidson County
DEEDWARR
2 pgs

20250829-0069376

File No. AD-25-10571

JAMES A WAECHTER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natale Family Revocable Trust	owner	
(NAME)	(NAME)	094-02-0-191.00
1907 Electric Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Anthony DePalo**, a married man,HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Natale and Lynne Natale as Trustees of Natale Family Revocable Living Trust dated 12/29/2023,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot No. 41 on the Plan of United Electric Railway's Addition to East Nashville, of record in Book 161, Page 8, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 41 fronts 40 feet on the Northerly side of Electric Avenue and runs back between lines 150 feet to an alley.

Being the same property conveyed to Anthony Depalo, an unmarried person by Warranty Deed from Justin Birkmeyer and Jennifer Birkmeyer, husband and wife of record in Instrument No. 20230221-0012114 Register's Office for Davidson County, Tennessee, dated February 17, 2023 and recorded on February 21, 2023. Anthony Depalo having since married to Samantha Haertl DePalo. Samantha Haertl DePalo joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is property more commonly known as 1907 Electric Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO; (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 25 day of August, 2025.

Anthony DePalo

Samantha Haertl DePalo

STATE OF OREGON
COUNTY OF DESCHUTES

On this 25 day of August, 2025, before me personally appeared Anthony DePalo and Samantha Haertl DePalo, 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 25 day of August, 2025.

Notary Signature Jodie Janelle Utter
My commission expires: 7-7-2028

OFFICIAL STAMP
JODIE JANELLE UTTER
NOTARY PUBLIC-OREGON
COMMISSION NO. 1049432
MY COMMISSION EXPIRES JULY 7, 2028