WARRANTY DEED

Karen Johnson
Batch # 1318062
09/04/2025 10 24 13 AM
Fees $13 00 Taxes $2,812 00

Davidson County
DEEDWARR
2 pgs

20250904-0070618

File #25-TL-1708-B

(SEAL)
HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 2025

Notary Public
MY COMMISSION EXPIRES _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
John Chiozza and Mark Chiozza	**New Owner**	
(NAME)	(NAME)	**081 08 4D 002.00**
1708 B 7th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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,

COUNT DUNSINANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN CHIOZZA, A MARRIED MAN, AND MARK CHIOZZA, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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.

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of 1708 7TH AVENUE NORTH TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1708 7TH AVENUE NORTH TOWNHOMES, a Horizontal Property Regime, of record in Instrument No 20131218-0127774, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Count Dunsinane, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Travis Kmita and Sarah Kmita, Husband and Wife, of record in Instrument No 20210419-0052083, in the Register's Office of Davidson County, Tennessee, dated April 16, 2021, and recorded on April 19, 2021

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of NORTH NASHVILLE REAL ESTATE COMPANY, as recorded in Plat Book 21, Page 105
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20131218-0127774
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **1708 B 7th Avenue North, Nashville, TN 37208**

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 2nd day of September, 2025

Count Dunsinane, LLC, a Tennessee Limited Liability Company

By _____
John Bishop, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kaden Roach of the state and county mentioned, personally appeared John Bishop, Authorized Agent of Count Dunsinane, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Count Dunsinane, LLC, the within named bargainor, a Limited Liability Company, and that such John Bishop, Authorized Agent of Count Dunsinane, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent

Witness my hand and seal, at office in Nashville, TN, this 2nd day of September, 2025

_____
Notary Signature

Printed Name Kaden Roach

My commission expires 07-06-26

