WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County
SON COUNTY
On Expires 09-07-2026

Karen Johnson
Batch # 1320108
09/09/2025 09 58 00 AM
Fees $13 00 Taxes $1,480 00
DEEDWARR
2 pgs
20250909-0071852

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

KMB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
)use Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Abigail Badali	New owner	119-13-0-191 00
(NAME)	(NAME)	
517 Morton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, we, **Daniel Rauso, an unmarried man and Karen Campbell, an unmarried woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigail Badali and Matthew Badali, wife and husband,** 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 Lot No 67 on the Map of College Heights, of record in Book 332, page 19, in the Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description

Being the same property conveyed to Daniel Rauso, an unmarried man, and Karen Campbell, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed dated September 30, 2024, from Julie Russell, unmarried, of record in Instrument No 20241003-0076691, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 517 Morton Ave , Nashville, TN 37211

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Map of record in Book 332, page 19; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 5th day of September, 2025

Daniel Rauso

Karen Campbell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniel Rauso and Karen Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 5th day of September, 2025

Notary Public
My Commission Expires _____

File No 39622

