Karen Johnson Davidson County
Batch# 1323871 DEEDWARR
09/18/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20250918-0074444

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. PA-25-11001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Jessica Wojtczak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(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
Jessica Wojtczak	Fairway Independent Mortgage Corporation	
(NAME)	(NAME)	
1623B Cahal Avenue	4201 Marsh Lane	072-14-0O-006.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Carrolton, TX 75007	
(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/we, **Matthew P. Ferro and spouse Alison D. Ferro**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Wojtczak, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 1623 B, Cottages at Cahal, Phase 1, as established by the Declaration of Covenants, Conditions and Restrictions of Cahal Cottages of record in Instrument No. 20140520-043455, amended in Instrument No. 20140521-0043830, Instrument No. 20140521-0043831, Instrument No. 20140521-0043832 and Instrument No. 20140521-0043833 and Instrument No. 20150511-0042645, in the Register's Office for Davidson County, Tennessee, said units being depicted in Exhibit C of said Declaration.

Being the same property conveyed to Matthew P. Ferro, unmarried, and Alison D. Clark, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Cottages At Cahal, LLC of record in Instrument No. 20160713-0071776 Register's Office for Davidson County, Tennessee, dated July 08, 2016 and recorded on July 13, 2016.
***Matthew P. Ferro and Alison D. Ferro having since married. Alison D. Ferro and Alison D. Clark, being one and the same person.**

This is property more commonly known as 1623B Cahal 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 17th day of September, 2025.

Matthew P. Ferro

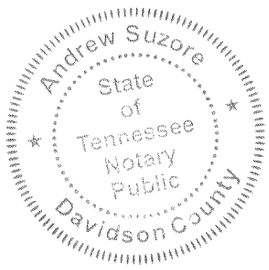
Alison D. Ferro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2025, before me personally appeared Matthew P Ferro and Alison D Ferro, 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 17th day of September, 2025.

Notary Signature
My commission expires: May 8, 2028



True Copy Certification

I, **Denise Woods,** 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 this the 17 day of September, 2025.

Denise Woods
Affiant Signature
Date 9/17/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027