Karen Johnson
Batch # 1327800
09/29/2025 10 39 03 AM
Fees $18 00 Taxes $17,575 00

Davidson County
DEEDWARR
3 pgs

20250929-0077251

Prepared by
Record and Return to
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38875	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $4,750,000.00. Affiant Subscribed and sworn to before me this 26th day of September, 2025. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information:
Brian Gesell and Megan Gesell 827 Tyne Boulevard Nashville, TN 37220	**NEW OWNER**	Map and Parcel No.: 14602002400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Victor E. Giovanetti and/or Katherine E. Giovanetti, Trustees of the Victor & Katherine Giovanetti Living Trust, established by the Revocable Trust Agreement of Victor E. Giovanetti and Katherine E. Giovanetti dated February 3, 2023 ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to Brian Gesell and Megan Gesell, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 827 Tyne Boulevard, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 24th day of September, 2025

GRANTORS:

Victor E. Giovanetti, Trustee of the Victor & Katherine Living Trust, established by the Revocable Trust Agreement of Victor E. Giovanetti and Katherine E. Giovanetti dated February 3, 2023

Katherine E Giovanetti, Trustee of the Victor & Katherine Living Trust, established by the Revocable Trust Agreement of Victor E. Giovanetti and Katherine E. Giovanetti dated February 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victor E. Giovanetti and/or Katherine E. Giovanetti, Trustees of the Victor & Katherine Giovanetti Living Trust, established by the Revocable Trust Agreement of Victor E. Giovanetti and Katherine E. Giovanetti dated February 3, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2025.

Notary Public
My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 3 on the Plan of Treemont, as of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Victor E. Giovanetti and wife, Katherine E. Giovanetti by deed dated September 27, 2017 from Gary T. Byrd and Suzanne S. Byrd, husband and wife, of record in Instrument No. 20171003-0101247, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 3, 2023 of record in Instrument No 20230210-0010025, Register's Office for Davidson County, Tennessee, Victor E. Giovanetti and wife, Katherine E. Giovanetti conveyed subject property to Victor E. Giovanetti and/or Katherine E. Giovanetti, Trustees of the Victor & Katherine Giovanetti Living Trust, established by the Revocable Trust Agreement of Victor E. Giovanetti and Katherine E. Giovanetti dated February 3, 2023.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Declaration of Covenants, Conditions, By-Laws and Restrictions for Treemont, of record in Book 6833, page 594, Book 6833, page 601, Book 8259, page 498, Register's Office for Davidson County, Tennessee.
5. By-Laws of Treemont, of record in Book 6833, page 620, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of Treemont of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.
8. Restrictive Covenant for Detached Structure of record in Instrument No. 20180426-0039211, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.