Karen Johnson Davidson County
Batch# 1329729 DEEDWARR
10/02/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20251002-0078734

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-C-25-2008

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Francesca Dolciato	Mortgage Investors Group	
(NAME)	(NAME)	
2008 Jones Circle	8320 East Walker Springs Ln. Ste. 200	**071-08-0-111.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37923	
(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, **KATHARINE AZZOLINI AND WYATT D. CARR, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANCESCA DOLCIATO, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Joywood Heights, Section One of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katharine Azzolini, an unmarried woman by Warranty Deed from Daniel J. ARD and Katie L. ARD, husband and wife of record in Instrument No. 20180918-0092268 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 18, 2018.

Being the same property conveyed to Katharine Azzolini and Wyatt D. Carr, as Tenants in Common with Rights of Survivorship by Quit Claim Deed from Katharine Azzolini of record in Instrument No. 20221031-0117441 Register's Office for Davidson County, Tennessee, dated October 20, 2022 and recorded on October 31, 2022.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1373, Page 98 and Book 1422, Page 346 and Book 1518, Page 183, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4124, Page 613, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2008 Jones Circle, Nashville, Tennessee 37207**.

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 25th DAY OF SEPTEMBER, 2025.

Katharine Azzolini

Wyatt D. Carr

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHARINE AZZOLINI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of September, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WYATT D. CARR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of September, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/25/25. (date of document).

Affiant Signature

10-2-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

