WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1330281 DEEDWARR
10/03/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20251003-0079145

File #25-TC-1212-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

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)
Brian Giangiulio and Alexandra Saltz	**Primis Mortgage Company**	
(NAME)	(NAME)	
1016 Treaty Oaks Drive	**5535 Currituck Drive, Ste. 120**	**071 15 0 438.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Wilmington, NC 28403**	
(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,

CHARLES NORWOOD WOOD, III AND BRITTANY ALISE WOOD, HUSBAND AND WIFE,

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

BRIAN GIANGIULIO AND ALEXANDRA SALTZ, A MARRIED COUPLE,

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 the Northerly 32 feet 10 inches of Lot No. 109, on the plan of SHARPE & HORNS FIRST ADDITION EAST NASHVILLE, as of record in Plat Book 57, Page 152, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Said part of Lot No. 109 fronts 32 feet 10 inches on the Westerly side of Stainback Avenue and runs back between parallel lines 167 1/2 feet, more or less, to an alley.

Being the same property conveyed to Charles Norwood Wood III and Brittany Alise Wood, husband and Wife, by Warranty Deed from Chris Richey, of record in Instrument No. 20190401-0029195, in the Register's Office of Davidson County, Tennessee, dated March 29, 2019 and recorded on April 01, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE & HORNS FIRST ADDITION EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 152.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20211011-0135993.
* Easement recorded in Book 874, Page 66.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **CHARLES NORWOOD WOOD, III**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20251030079144, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **BRITTANY ALISE WOOD**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20251030079143, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 1212 Stainback Avenue, Nashville, TN 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 2nd day of October, 2025.

Charles Norwood Wood by _____, his attorney in Fact
Charles Norwood Wood, III by John Bishop, his Attorney-In-Fact

Brittany Alise Wood by _____, her attorney in Fact
Brittany Alise Wood by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CHARLES NORWOOD WOOD, III**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CHARLES NORWOOD WOOD, III**.

Witness my hand and official seal this **2nd** day of **October, 2025**.

_____
Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **BRITTANY ALISE WOOD**, and who acknowledged he/she/they executed the same as the free act and deed of the said **BRITTANY ALISE WOOD**.

Witness my hand and official seal this **2nd** day of **October, 2025**.

_____
Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

True Copy Certification

I, **Tonya Cherry,** 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 2nd day of October, 2025.

Affiant Signature
Date 10-2-25

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026