THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952148** Karen Johnson Davidson County Batch# 1332064 DEEDWARR 10/08/2025 02:46:30 PM 3 pgs Fees: $18.00 Taxes: $2,072.00 20251008-0080451	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2025. Notary Public My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2029

WARRANTY DEED

Address New Owner: Jeremy Vanover and Susanna Sutherland 2825 Bronte Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 10 0 128.00

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, **Erin Badaracco, a married woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Vanover and Susanna Sutherland, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Map of PART OF THE SUBDIVISION OF THE E. B. RUCKER LAND ON BRONTE AVENUE, J. T. DUGGER AND E. B. RUCKER AND C. S. DUGGER of record in Plat Book 1130, Page 20, 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 Erin Connolly, an unmarried woman, by Warranty Deed from John Connolly and Lynn Connolly, Trustees of The Connolly Family Revocable Trust dated November 15, 1997, of record in Instrument No. 20200407-0036518, in the Register's Office for Davidson County, Tennessee, dated April 2, 2020 and recorded on April 7, 2020. Erin Connolly, having since married and is now known as Erin Badaracco. Adam Badaracco joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF THE SUBDIVISION OF THE E.B RUCKER LAND ON BRONTE AVENUE J.T DUGGER & E.B RUCKER C.S DUGGER, as recorded in Plat Book 1130, Page(s) 20.

This is improved property located at 2825 Bronte Avenue Nashville TN 37216

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 7th day of October, 2025.

Erin Badaracco

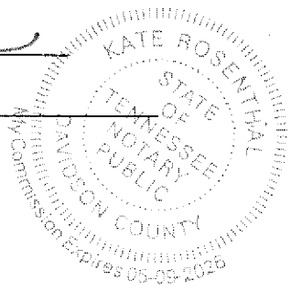
Adam Badaracco

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erin Badaracco and Adam Badaracco, 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 7th day of October, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, **Ryan Lux**, 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 **10/7/25**.

Date

Affiant Signature

10/7/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **October**, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

