Karen Johnson Davidson County
Batch# 1332247 DEEDWARR
10/09/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251009-0080701

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. PA-25-11066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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
Kathleen Graziano and Thomas Graziano	**New Owner**	
(NAME)	(NAME)	
6666 Brookmont Terrace, Unit 607	**118 Viceroy Way**	129-14-0A-060.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Lake Frederick, VA 22630**	
(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, **Elaine Goldman, an unmarried woman and Suriva Fischer, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Graziano and Thomas Graziano wife and husband**, 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:

Apartment No. 607, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company Inc., of record in Book 5414, Page 634, Register's Office for Davidson County, Tennessee, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Elaine Goldman, an unmarried woman by Warranty Deed from Irwin Ross, unmarried of record in Instrument No. 20100819-0065507 Register's Office for Davidson County, Tennessee, dated August 16, 2010 and recorded on August 19, 2010.

Being the same property conveyed to Elaine Goldman and Suriva Fischer, as Joint Tenants with the Right of Survivorship by Quitclaim Deed from Elaine Goldman, an unmarried woman of record in Instrument No. 20140106-0001113 Register's Office for Davidson County, Tennessee, dated January 02, 2014 and recorded on January 06, 2014.

This is property more commonly known as 6666 Brookmont Terrace, Unit 607, Nashville, TN 37205.

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 7th day of October, 2025.

Elaine Goldman

Elaine Goldman

SURIVA FISCHER by DAVID BRIAN GOLDMAN ATTORNEY IN FACT

Suriva Fischer by David Brian Goldman,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Brian Goldman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Suriva Fischer, and that this instrument was executed on behalf of the said Suriva Fischer, for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book __202510090080700____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 7th day of October, 2025.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of October, 2025, before me personally appeared Elaine Goldman 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 7th day of October, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Pam Autry, 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 **October 7, 2025**.

Date

Affiant Signature

October 7, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **October**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)