ADDRESS NEW OWNER: 1966 Homes, LLC

P.O. Box 1955

Mt. Juliet, TN 37121

SEND TAX BILL TO: NEW OWNER

Karen Johnson Davidson County
Batch# 1335857 DEEDWARRSP
10/20/2025 09:16:30 AM 5 pgs
Fees: $28.00 Taxes: $5,152.53
20251020-0083182

MAP-PARCEL NOS. 06107018300
06107018500
06107018400

(New Map & Parcel for 2026: 06107018300)

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Patrizio Murdocca and Matt Davis and Mary Carolyn Roberts** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **1966 Homes, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the "CONSOLIDATION PLAT OF LOTS 3, 4 & 5 - BROADMOOR - SECTION D, Plat Book 547, Page 161 & 162 - R.O.D.C. TN" of record in Instrument No. 20250919-0075123, in the Register's Office for Davidson County, Tennessee, to which said plat is hereby referenced for a more accurate description of said lot.

Being the same property conveyed to Patrizio Murdocca, a 50% undivided interest, Matt Davis, a 25% undivided interest, and Mary Carolyn Roberts, a 25% undivded interest by Deeds of record in Instrument No. 20241231-0101234, Instrument No. 20241231-0101244, and in Instrument No. 20250430-0033235, in the Register's Office for Davidson County, Tennessee.

The subject property has never been the marital residence of either Grantor and is not subject to any marital interests therein.

This is property with a common address of 4405 Gallatin Pike , Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all future years taxes, said taxes for the current year being paid at closing by the parties hereto.
(2) Deed of Trust dated December 20, 2024 and recorded on December 31, 2024 executed by Patrizio Murdocca, a married man, Matthew Trager Davis and Mary Carolyn Roberts, husband and wife, to Rudy Title and Escrow, Trustee, appearing of record in Instrument No. 20241231-0101245, Register's Office for Davidson County, Tennessee, embracing captioned property and securing the payment of an indebtedness to Local Bank in the original principal amount of $985,153.00. TITLE IS CONVEYED SUBJECT TO THIS DEED OF TRUST.
(3) All matters appearing on the Broadmoor Plan of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.
(4) All matters appearing on the "Consolidation Plat, Lots 3, 4 & 5 - Broadmoor - Section D, Plat Book 547, Page 161 & 162 - R.O.D.C., TN" of record in Instrument No. 20250919-0075123, said Register's Office.
(5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4168, Page 622 and in Book 4829, Page 841, said Register's Office.
(6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument

No. 20250428-0032365, said Register's Office.
(7) Agreement for Dedication of Public Right-of-Way Easement of record in Instrument No. 20250701-0051732, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

Grantors for itself and its successors, do covenant with the said Grantee, its heirs, successors and assigns, that it has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

Grantor further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the Grantee, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under Grantors, but no further otherwise.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

[SIGNATURES APPEAR ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of October 2025.

Patrizio Murdocca

Matt Davis

Mary Carolyn Roberts

Mary Carolyn Roberts

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Patrizio Murdocca and Matt Davis and Mary Carolyn Roberts,** with whom I am personally acquainted, or who 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 and official seal at office this 15th day of October 2025.

Notary Public
My Commission Expires: 5-8-2028

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater for this transfer is $1,392,575.39.

Affiant

Subscribed and sworn before me this 15th day of October 2025.

Notary Public
My Commission Expires: _____

File No. 2507-079

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $1,392,575.39.

Affiant

Subscribed and sworn before me this 15th day of October 2025.

Notary Public
My Commission Expires: 12-05-2026

SHELBY HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-05-2026

File No. 2507-079

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on October 15, 2025 (date of document).

Signature

10/17/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17th day of October 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026