PREPARED BY (AND RETURN TO):
*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Karen Johnson Davidson County
Batch # 1337519 DEEDWARR
10/23/2025 02 22 53 PM 3 pgs
Fees $18 00 Taxes $3,922 00
20251023-0084584

Ivey Title, LLC Ref: (LM) Title No · 64106

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Charles Nelson, IV<br>Amy Fossaluzza Nelson<br>2517 Blair Blvd<br>Nashville, TN 37212 | Truist Bank<br>1001 Semmes Ave<br>Richmond, VA 23224 |

**TAX MAP PARCEL NUMBERS:** 10415002700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,060,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carmine Boon Grimaldi and Laura Closson Dean, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Nelson, IV and Amy Fossaluzza Nelson, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 90 on the Plan of Sunset Park Subdivision of record in Plat Book 332, page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the South of Blair Boulevard and runs back between parallel lines 160 5 feet to a dead line.

Being the same property conveyed to Carmine Boon Grimaldi and Laura Closson Dean, husband and wife, by Warranty Deed from Allan Peetz and Mehgan Peetz, husband and wife, dated May 27, 2022 and recorded on June 7, 2022, of record in Instrument Number 20220607-0065302 Register's Office for Davidson County, Tennessee

Description Reference. The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to: Taxes for 2025, and subsequent years; All matters shown on The Plan of record in Book 332, page 132 said Register's Office Restrictive Covenant for Detached Structure of record in Instrument Number 20010502-0045002, said Register's Office

This instrument is executed on behalf of Carmine Boon Grimaldi and Laura Closson Dean by Isabelle Dean pursuant to a Power of Attorney executed by them on the 21st day of August, 2025, of record in Instrument No 20251023-0084583, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

**This is improved property, known as 2517 Blair Boulevard, Nashville, TN 37212**

**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, Grantee's heirs or assigns, forever

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of ~~September~~ October, 2025

Carmine Boon Grimaldi by Isabelle Dean as Attorney in fact
**Carmine Boon Grimaldi, by Isabelle Dean, as Attorney-in-Fact**

Laura Closson Dean by Isabelle Dean as Attorney in fact
**Laura Closson Dean by Isabelle Dean, as 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, the within named, **Isabelle Dean** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Carmine Boon Grimaldi and Laura Closson Dean**, as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of ~~September~~ October, 2025.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires:

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,060,000 00.

Affiant

Sworn and subscribed before me this 21st day of ~~September~~ October, 2025

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires

# EXHIBIT "A"

**To**

**Warranty Deed**

**FROM: Carmine Boon Grimaldi and Laura Closson Dean**

**TO: Charles Nelson, IV and Amy Fossaluzza Nelson**

**State of Tennessee**

**County of Davidson**

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1 That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown

2 That this execution is proper and within the scope of the power-of-attorney referenced in the instrument

3 Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity

Further the Affiant Saith not

Isabelle Dean

**Isabelle Dean, Affiant**

Sworn to and subscribed before me this 21st day of ~~September,~~ October, 2025

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026