Karen Johnson Davidson County
Batch# 1338245 DEEDWARR
10/24/2025 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $19,332.50
20251024-0084810

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of October, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-25-4128sale

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Nielsen and Jon Nielsen	New Owner	116 16 0 149.00
(NAME)	(NAME)	
4128 Wallace Ln. Nashville TN 37215	**4128 Wallace Ln. Nashville TN 37215** (same)	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **ALISON K. DISALVO-RYAN, A MARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JILL NIELSEN AND JON NIELSEN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs 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 Lot No. 32 on the Plan of Vailwood Heights, of record in Plat Book 1835, Page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description..

Being the same property conveyed to Alison K. Disalvo-Ryan, married, from Chesnut Infill GP, a Tennessee General Partnership, by Warranty Deed dated May 13, 2024, recorded May 16, 2024, in Instrument No. 20240516-0036394, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary or marital residence of Grantor, her spouse, or dependants, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4128 Wallace Lane, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 16 day of October, 2025.

Alison K. DiSalvo-Ryan

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 16 day of October, 2025, before me personally appeared Alison K. DiSalvo-Ryan, 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 16 day of October, 2025.

Notary Signature
My commission expires: MICHAEL JO SULLIVAN 2/15/2030

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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 10/16/25.

Date

Affiant Signature

10/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of October, 20 25.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026