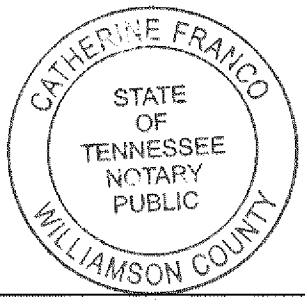
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4, 25. 29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur L Anderson and Richard Daniel Corazza	Arthur L Anderson and Richard Daniel Corazza	044-15-0-379.00
(NAME) 1200 Clarke Street	(NAME) 1200 Clarke Street	Karen Johnson Davidson County Batch# 1338821 DEEDWARR 10/27/2025 03:38:30 PM 3 pgs Fees: $18.00 Taxes: $1,258.00 20251027-0085420
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Carole C Roos, a widow, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Arthur L Anderson, a single man and Richard Daniel Corazza, a single man, as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 95 of Section "B" on the Plan of E. I. Dupont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 95 fronts 122.7 feet on the westerly side of Clarke Street and extends back between parallel lines 88.6 feet to a dead line.

Being the same property conveyed to Leon John Roos and Carole C Roos, husband and wife by Warranty Deed from Carrie S. Hurst and husband, William B. Hurst, dated 01/14/2014, of record in Instrument No. 20140117-0004802, Register's Office for Davidson County, Tennessee.

The said Leon John Roos died on 10/27/2022, leaving the said Carole C. Roos the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1200 Clarke Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 23 day of October, 2025.

Carole C Roos Date: 10/23/25
Carole C Roos

State of Rhode Island
County of KENT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carole C Roos, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23 day of October, 2025.

Notary Public:
My Commission Expires: 8-24-27
(SEAL)

RICHARD ATKINSON
Notary Public, Rhode Island
ID# 752450
My Commission Expires 08-24-27

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Oct. 23, 2025.

Affiant
Date: October 27, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of October 2025

Notary Public

My Commission Expires: 7.30.29

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY