THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952068** Karen Johnson Davidson County Batch # 1341910 DEEDWARR 11/04/2025 10 10 55 AM 2 pgs Fees $13 00 Taxes $5,198 50 20251104-0087778	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $1,405,000.00. Wendy a gatto Affiant Subscribed and sworn to before me, this 3rd day of November, 2025. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2026

WARRANTY DEED

Address New Owner: Wendy Anderson Gatto and Victor Emmanuel Gatto, III. 83 Concord Park West Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 116 08 0C 083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Paddon and Melanie Paddon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wendy Anderson Gatto and Victor Emmanuel Gatto, III., wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of RESUBDIVISION OF LOTS 81 AND 82, SUGARTREE PHASE 2, of record in Plat Book 4955, Page 18, as amended in Instrument No. 20140915-0084284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melanie B. Paddon and James W. Paddon, wife and husband, by Warranty Deed from Jeanne Little Garrison, of record in Instrument No. 20190311-0021694, in the Register's Office of Davidson County, Tennessee, dated March 07, 2019, and recorded on March 11, 2019. Also see Scrivener's Affidavit recorded in Instrument No. 20190322-0026278, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 81 AND 82, SUGARTREE PHASE 2, as recorded in Plat Book 4955, Page(s) 18 as amended in Instrument No. 20140915-0084284, re-subdividing Plat Book 4860, Page 57, Plat Book 4860, Page 80, Plat Book 4675, Page 141, Plat Book 4675, Page 161, Plat Book 4675, Page 162.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, as supplemented in Book 4874, Page 463, and amended in Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, and further supplemented in Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61, and Amended and Restated in Book 11758, Page 466, as amended in Instrument No. 20170522-0050870, and Instrument No. 20210430-0058356.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7061, Page 100.

Charter for Sugartree Properties, Inc., recorded as Book 4825, Page 410.

Charter for Sugartree Homeowners Association, Inc., recorded as Book 5683, Page 670.

Common Open Space Deed recorded as Book 5265, Page 65, and Book 5683, Page 675.

Note: The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in RESUBDIVISION OF LOTS 81 AND 82, SUGARTREE PHASE 2, nor any proof that they are publicly maintained.

Easement for the flow of the waters of Sugartree Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Sugartree Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Sugartree Creek.

This is improved property located at 83 Concord Park West Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2025.

James Paddon

Melanie Paddon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Paddon and Melanie Paddon, with whom I am personally acquainted (or 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, at office, this 3rd day of November, 2025.

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public

My Commission Expires: _____