39B

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $3,100,000 00

Affiant

Subscribed and sworn before me this the 26th day of November, 2025

Notary Public
My commission expires 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1351598
11/26/2025 03 17 07 PM
Fees $13 00 Taxes $11,470 00

Davidson County
DEEDWARR
2 pgs

20251126-0094661

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
David S Waddell 1301 Clayton Ave Nashville, TN 37212	NEW OWNER	117-08-0 174 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROSARIA GAROFALO, TRUSTEE FOR THE RAB TRUST, U/A/D 06/03/2020, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID S WADDELL, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 220 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee

Said Lot No 220 fronts 60 feet on the South side of Clayton Avenue and runs back between parallel lines 136 feet to an alley

Included but expressly excluded from this conveyance is that property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed of record in Book 4742, Page 178, said Register's Office, described as follows

Beginning at the point of intersection of the East boundary of this property and the North margin of this alley between Gale Lane and Clayton Avenue, said point being along the said North margin 462 feet westward from the West margin of 12th Avenue South, thence along the said North margin of the alley North 78 degree 09 minutes West 20 0 feet to a point, thence North 44 degree 41 minutes East 36 9 feet to a point in the said East boundary, thence along the said East boundary South 11 degree 51 minutes West 31 0 feet to the point of beginning

Being the same property conveyed to RAB Trust, U/A/D 06/03/2020 by Warranty Deed from Perkins Management, LLC, a Tennessee Limited Liability Company of record in Instrument No 20241014-0079251 Register's Office for Davidson County, Tennessee, dated October 11, 2024 and recorded on October 14, 2024

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1301 Clayton Ave , 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 Grantees, their heirs, successors and/or assigns, forever Grantors covenant with Grantees 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, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25 day of November, 2025

Rab Trust U/A/D 06/03/2020

BY Rosaria Garofalo, TRUSTEE

Rosaria Garofalo, Trustee

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rosaria Garofalo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Rab Trust, U/A/D 06/03/2020, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Rab Trust U/A/D 06/03/2020 by the said Rosaria Garofalo as such TRUSTEE

Witness my hand and official seal this 25 day of November, 2025

My commission expires

Dec 19, 2025

Notary Public

Carlos Seidl

CARLOS SEIDL
Notary Public - State of Florida
Commission # HH 209547
My Comm. Expires Dec 19, 2025