Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

WARRANTY DEED	(SEAL)	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$630,000.00**
File #25-JJ-1110-C	Karen Johnson Davidson County Batch # 1355764 DEEDWARR 12/09/2025 10 49 38 AM 2 pgs Fees $13 00 Taxes $2,331 00 20251209-0097831	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 2025. Notary Public MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ABBY REASON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires 11/14/29

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Arnold F Powell and Ilaria Calo		
(NAME)	(NAME)	
1110 Stainback Avenue	**New Owner**	**082 03 0 333.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged,

DAVID T. SERVODIDIO AND MARY C. SERVODIDIO, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

ARNOLD F. POWELL AND ILARIA CALO, HUSBAND AND WIFE,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors 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 95 on the Plan of SHARPE & HORNS FIRST ADDITION TO NORTHEAST NASHVILLE, of record in Plat Book 57, Page 152, 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 Lot No 95 fronts 50 feet on the Westerly side of Stainback Avenue and runs back between parallel lines 160 feet, more or less, to an alley

Being the same property conveyed to David T Servodidio and Mary C Servodidio, husband and wife, by Warranty Deed from Seanache Homes, Inc , of record in Instrument No 20180104-0001326, in the Register's Office of Davidson County, Tennessee, dated December 29, 2017 and recorded on January 04, 2018

This conveyance is subject to

* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE & HORNS 1ST ADDITION TO NORTHEAST NASHVILLE, as recorded in Plat Book 57, Page(s) 152
* No coverage is provided as to the amount of acreage or square footage of the land
* Any and all existing easements and restrictions as shown of record not stated herein

This is _____ **unimproved** ___X___ **improved** property known as **1110 Stainback Avenue, Nashville, TN 37207**

Deed (Continued)

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), 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 the **4th** day of **December, 2025**

David T. Servodidio

Mary C Servodidio

Mary C Servodidio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2025, before me personally appeared David T Servodidio, 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 4th day of December, 2025

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2025, before me personally appeared Mary C Servodidio, 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 4th day of December, 2025

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028