WARRANTY DEED

Karen Johnson
Batch # 1358173
12/15/2025 02:55:47 PM
Fees: $18.00 Taxes: $2,479.00
20251215-0099608

Davidson County
DEEDWARR
3 pgs

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LL-FSBO-25-37710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Anderson and Katarina Anderson	**Northpointe Bank**	
(NAME) **1036A 40th Avenue N.**	(NAME) **3333 Deposit Dr. NE**	**083-15-0I-002.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Grand Rapids, MI 49546**	
(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, **ROBERT JOSEPH PASSARELLA AND STEPHANIE PASSARELLA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS ANDERSON AND KATARINA ANDERSON, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2710 Barclay Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190614-0057284 and being shown on Plat attached thereto as Exhibit "C", in the 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 Robert Joseph Passarella and Stephanie Dearie by Warranty Deed from Barclay Group Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20200428-0044351 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 28, 2020.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 40, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190614-0057284, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2963, Page 612, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2710B Barclay Drive, Nashville, Tennessee 37206**.

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 12th DAY OF DECEMBER, 2025.

Robert Passarella
Robert Joseph Passarella

Stephanie Passarella
Stephanie Passarella

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT JOSEPH PASSARELLA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE PASSARELLA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Melissa Jansen, 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 12/12/25 (date of document).

Melissa Jansen
Affiant Signature

Date 12/12/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of December, 2025.

Lauren Largent
Notary Signature

MY COMMISSION EXPIRES: 5/16/29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY