This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25095-AP

Karen Johnson Davidson County
Batch# 1360184 DEEDWARR
12/19/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,356.90
20251219-0100967

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $637,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2025.

JENNIFER MCEWEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-30-2029

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gene Branciforte Roseanne Monaco-Branciforte 1705-F River Dr. Nashville, TN 37218	Gene Branciforte 240 Gravel Hill Road Monroe Township, NJ 08831	080-04-0F-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Helix Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gene Branciforte and Roseann Monaco-Branciforte, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and 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 Unit F on the Plan of 1705 River Drive, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20240730-0057476, as amended in Instrument No. 20250319-0019765, 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 all of the property conveyed to Helix Development LLC, a Tennessee Limited Liability Company, by deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20241025-0083156, Register's Office for Davidson County, Tennessee, dated October 25, 2024 and recorded on October 25, 2024.

This is improved property located at: **1705-F River Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 17th day of December, 2025.

GRANTOR:

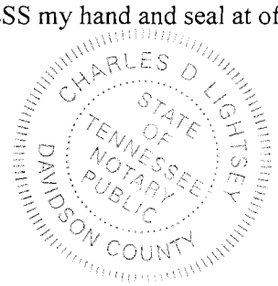
Helix Development LLC,
a Tennessee Limited Liability Company

By: _____
Eiman Rahimi, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eiman Rahimi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Helix Development LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2025.



_____
Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

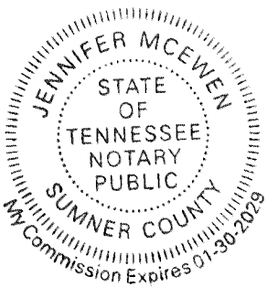
I, **R. Patrick Parker** , do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/17/2025 (**date of document**).

Affiant Signature

12/17/2025
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this **17th** day of **December, 2025.**



Notary's Signature
My Commission Expires:

Harpeth Escrow File No. HE-2025-643

202512190100967