Karen Johnson Davidson County
Batch# 1364192 DEEDWARR
12/31/2025 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,022.90
20251231-0104558

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $817,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31 DAY OF Dec., 2025.

NOTARY PUBLIC
My Commission expires: 3-20-28

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25110034

Address of New Owner
Brian Maragno and Lauren Maragno
752-A Lynwood Avenue
Nashville, TN 37203

Send Tax Bills To:
Same

Tax Information:
105-06-0P-001.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Orazio A. D'Alba and Susan M. Moreland, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brian Maragno and Lauren Maragno, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 752 Lynwood Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 752 Lynwood Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181203-0117656, as amended in Instrument No. 20191028-0110300, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 752 Lynwood Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20181203-0117656, as amended in Instrument No. 20191028-0110300, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Orazio A. D'Alba and Susan M. Moreland, husband and wife, by Warranty Deed from Jason Bockman, married, dated 06/15/2020 and recorded on 06/18/2020 in Instrument No. 20200618-0064632, Register's Office for Davidson County, Tennessee.

This is property generally located:
752-A Lynwood Avenue, Nashville, TN 37203

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 57, Page 118, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Homes at 752 Lynwood, a Horizontal Property Regime with Private Elements of record in Instrument No. 20181203-0117656 and amended in Instrument No. 20191028-0110300, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20191029-0110909, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Public Right of Way of record in Instrument No. 20191107-0115256, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Orazio A. D'Alba and Susan M. Moreland** have caused this instrument to be executed, this the 29 day of Dec, 2025.

Orazio A. D'Alba

Orazio A. D'Alba

Susan M. Moreland

Susan M. Moreland

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Orazio A. D'Alba and Susan M. Moreland,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 29 day of Dec, 2025.

My Commission expires: 11/25/26

NOTARY PUBLIC

LEWIS BROOKER MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/31/25. (date of document).

Affiant Signature

12/26/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

