Karen Johnson Davidson County
Batch# 1366341 DEEDWARR
01/06/2026 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20260106-0001169

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $875,000.00

Affiant

Subscribed and sworn to before me, this 6th day of January, 2026.

Notary Public
My commission expires: 5/28/28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Christopher M Christi **Sara F Christi**	NEW OWNER	**105050G00200CO**
1702D 15th Ave S		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Teresa R Turner, an unmarried woman and Jeri A Wam, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher M Christi and Sara F Christi, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 D of the 1702 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for 1702 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 2014036-0019762, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1702 15th Avenue South Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20140310-0019762 and corrected by Affidavit of Correction of record in Instrument No. 20150202-0009630, and Bylaws appended thereto as Exhibit "B", of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teresa R. Turner, an unmarried woman, and Jeri A. Wam, a married woman, as joint tenants, by Warranty Deed from David A Ward and Aleowyn C Ward, husband and wife, dated June 4, 2019, of record in Instrument No. 20190606-0054217 Jeri A Wam herein makes oath that subject property was never their primary residence nor the primary residence of their spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20100928-0077137, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1702D 15th Ave S, 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 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 in 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. 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.

Teresa R Turner Date: 1/16/26

Jeri A Wam Date: 1/16/26

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Teresa R Turner and Jeri A Wam, the within named Grantor(s), 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.

Witness my hand, at office, this 16th day of January, 2026.

NOTARY PUBLIC

My Commission Expires: –

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 1/6/26 *(date of document)*.

Custodian's Signature — 1/6/26 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON