2025-1874-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1368064 DEEDWARR
01/09/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260109-0002403

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$590,000.00.**

Affiant

Subscribed and sworn to before me this 9 day of January, 2026

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
535 Inwood Drive LLC	535 Inwood Drive LLC	133-13-0-072
535 Inwood Drive	535 Inwood Drive	
Nashville, TN 37211	Nashville, TN 37211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Luca Bonini and Anna Katherine Maloney, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **535 Inwood Drive LLC, a Tennessee Limited Liability Company**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 107 on the plan of Section 1, Abbay Hall, of record in Book 2331, Page 18, Register's Office for said County.

Said Lot No. 107 fronts 88.0 feet on the Southerly margin of Inwood Drive and extends back between parallel lines, 190.0 fest, to a dead line in the rear.

Being the same property conveyed to Luca Bonini and Anna Katherine Maloney, husband and wife, by Warranty Deed, from Juan Manuel Aguliar, unmarried dated February 10, 2021 and recorded February 11, 2021 at Instrument Number 20210211-0019846 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payabl.,**
2. **All matters of record on plat of record in Book 2331, Page 18, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **535 Inwood Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 8th day of January, 2026.

Anna Katherine Maloney

Luca Bonini

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anna Katherine Maloney and Luca Bonini,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 8th day of January, 2026.

Notary Public
My commission expires 8/1/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Tammy Carney,** 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 this the 8th day of January, 2026.

Affiant Signature

Date 1.8.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

