Karen Johnson Davidson County
Batch# 1368200 DEEDWARR
01/12/2026 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20260112-0002573

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $412,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 7 Day of Jan, 2026

_____
Notary Public
My Commission expires 11, 14, 2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Peter Joseph Repetto, Mark Repetto, Deanna Repetto
1608 Western Shore Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
Peter Joseph Repetto, Mark Repetto, Deanna Repetto
1608 Western Shore Dr.
Nashville, TN 37214

MAP AND PARCEL NUMBER: 10816010500

WARRANTY DEED
25NT01778

Effective the 7 Day of Jan, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ismael Ayala, a unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Peter Joseph Repetto, Mark Repetto, Deanna Repetto, as tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Subdivision Plat Section IV of Lakeview Hills of record in Plat Book 5200, Page 642, 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 Ismael Ayala, unmarried man from Casey L. Gower, a single man, by Warranty Deed dated 09/15/2023 and recorded 09/18/2023 in Instrument No. 20230918-0073186, Register's Office of said County.

This is an improved property commonly known as: 1608 Western Shore Drive, Nashville, TN 37214

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 7 day of Jan, 2026

Ismael Ayala 01/07/2026 04:09 PM CST

BY: Ismael Ayala

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Jerry Criswell,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 01/07/2026 04:12 PM CST

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

True Copy Certification

I, Yvette Meldrum, 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 Jan 7, 2026.

Signature

Jan 7, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this Jan 7, 2026

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY