Karen Johnson Davidson County
Batch# 1376716 DEEDWARR
02/05/2026 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20260205-0008413

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of January, 2026.

(Affix Seal) Notary Public

My Commission Expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

2025-12-3665

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Angelina Gilliam 1212 Laurel Street Unit 605 Nashville, TN 37203	NEW OWNER	Map/Parcel 093-09-0C-032.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew P. Ricatto, Trustee of Matthew P. Ricatto Inter Vivos Trust dated April 5, 2018**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Angelina Gilliam, a single person,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being unit 605 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; and said as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Matthew P. Ricatto, a single man by Special Warranty Deed from Laurel Property LLC, a Delaware Limited Liability Compayy of record in Instrument No. 20160108-0002260 Register's Office for Davidson County, Tennessee, dated January 07, 2016 and recorded on January 08, 2016.

Being the same property conveyed to Matthew P. Ricatto, as trustee of the Matthew P. Ricatto Inter Vivos Trust created pursuant to instrument of revocable Trust dated April 5, 2018 by Quitclaim Deed from Matthew P. Ricatto, a single man of record in Instrument No. 201804060-032396 Register's Office for Davidson County, Tennessee, dated April 05, 2018 and recorded on April 06, 2018.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1212 Laurel Street, Unit 605, Nashville, TN 37203.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 30th day January, 2026.

Matthew P. Ricatto Inter Vivos Trust dated April 5, 2018

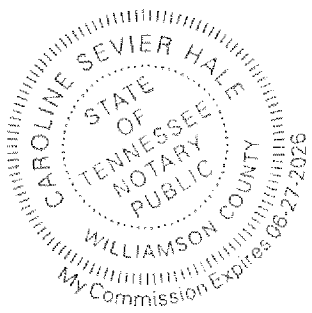
By: Matthew P. Ricatto, Trustee
Matthew P. Ricatto, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Matthew P. Ricatto, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Matthew P. Ricatto Inter Vivos Trust dated April 5, 2018, the within bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee of the Matthew P. Ricatto Inter Vivos Trust dated April 5, 2018.

Witness my hand, at office, this 30 day of January, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **January 30, 2026**.

Date

Affiant Signature

01/30/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

