Karen Johnson Davidson County
Batch# 1383901 DEEDWARR
02/23/2026 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20260223-0013917

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00. Affiant Subscribed and sworn to me on February 5, 2026 Notary Public 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 79766

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Niccolo Cristofalo, Benicio Cristofalo and Mark Cristofalo 2144 Byrum Avenue Nashville, TN 37203	Niccolo Cristofalo, Benicio Cristofalo and Mark Cristofalo 2144 Byrum Avenue Nashville, TN 37203	P/O 105-11-0-224.000 -

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 2126 BYRUM AVE., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Niccolo Cristofalo, an unmarried man, and Benicio Cristofalo, an unmarried man, and Mark Cristofalo, a married man, Joint Tenants with Right of Survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B-221 on the plan of 83 Freight, a Condominium Development, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for 83 Freight, a Condominium Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 20250415-0028875 and amended in Instrument No. 20250609-0045235 and Instrument No. 20250820-0066756 (Pending Underwriting Approval), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to 2126 BYRUM AVE LLC, A TENNESSEE LIMITED

LIABILITY COMPANY, by deed from 83 FREIGHT, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20250609-0045236 and Instrument No. 20250609-0045237, dated June 5, 2025, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20180910-0089675, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20250415-0028875, and Instrument of Correction of record in Instrument No. 20250609-0045235, and First Amendment of record in Instrument No. 20250820-0066756, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for 83 Freight Condominium Association, Inc. of record in Instrument Number 20250306-0017095, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171023-0108244, in the Register's Office for Davidson County, Tennessee.

7. Grant of Easement of record in Instrument Number 20211207-0161832, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4041, Page 201, in the Register's Office for Davidson County, Tennessee.

9. Easement for Right of Way to Lay Sewer Pipes of record in Book 1334, Page 69, in the Register's Office for Davidson County, Tennessee.

10. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

11. Subject to rights of others in and to the common areas and/or elements.

12. Declaration of Covenants, Conditions and Restrictions for 83 Freight, a Condominium Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 20250415-0028875 and amended in Instrument No. 20250609-0045235 and Instrument No. 20250820-0066756, said Register's Office.

13. Declartion of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20171023-0108244, said Register's Office.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4041, page 201, said Register's Office.

15. Grant of Easement to ComCast Cable Communications Management, LLC of record in Instrument No. 20211207-0161832, said Register's Office.

16. Right-of-Way Easement of record in Book 1334, page 69, said Register's Office

17. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2144 Byrum Avenue, Nashville, TN 37205.

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

WITNESS my hand on February 5, 2026.

2126 Byrum Ave., LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
William H. Ball, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William H. Ball, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of 2126 Byrum Ave., LLC, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand, at office, on February 5, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 February 5, 2026. (Date of document)

Affiant Signature

2/6/26
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6 day of February, 2026.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028