Karen Johnson Davidson County
Batch# 1385063 DEEDWARR
02/24/2026 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260224-0014756

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

The actual consideration or value, whichever is greater, is $410,000.00 (Four Hundred Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 24th day of February, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES: 6.16.29 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Colleen Ryan and Christopher Ludtka 117 Fitzpatrick Nashville, TN 37214	New owner	108-04-0-213.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **ROBERT PAUL PREDELLA AND SUSAN ELIZABETH PREDELLA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **COLLEEN RYAN AND CHRISTOPHER LUDTKA, A MARRIED COUPLE,** HEREINAFTER CALLED **THE GRANTEE(S),** 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 Lot No. 379 on the Plan of Larchwood, Section Seven of record in Plat Book 6900, Page 274, 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 Robert Paul Predella and Susan Elizabeth Predella, husband and wife by Warranty Deed from Michael Morris, unmarried of record in Instrument No. 20180301-0019341 Register's Office for Davidson County, Tennessee, dated February 26, 2018 and recorded on March 01, 2018.

Susan Elizabeth Predella executes this instrument as Attorney-in-Fact on behalf of Robert Paul Predella pursuant to the Power of Attorney recorded in Instrument No. 202602240014755 Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **117 FITZPATRICK** **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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2026017678

WITNESS, this 21 day of February, 2026

Robert Paul Predella — Susan Elizabeth Predella

Robert Paul Predella — **Susan Elizabeth Predella**

by Susan Elizabeth Predella as his attorney in fact (POA)

By Susan Elizabeth Predella, as his Attorney-in-Fact

STATE OF FLORIDA)
COUNTY OF Okaloosa)

On this 21st day of February, 2026, before **me, the undersigned**, a Notary Public in and for said **County** and State, personally appeared **Susan Elizabeth Predella, attorney** in fact, to me known to be the person **who** executed the foregoing instrument in behalf of **Robert Paul Predella,** and acknowledged that she executed **that** same as the free act and deed of the said **Robert Paul Predella.**

WITNESS my hand and official seal this the 21st day of February, 2026.

Notary Public Sofia E Lei-Sam

Commission Expires: May 11th, 2026

SOFIA E LEI-SAM
Notary Public - State of Florida
Commission # HH 263498
My Comm. Expires May 11, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA)
COUNTY OF Okaloosa)

On this 21st day of February, 2026, before **me, the undersigned**, a Notary Public in and for said **County** and State, personally appeared **Susan Elizabeth Predella, with** whom I am personally acquainted, or **proved** to me on the basis of satisfactory evidence, and **upon oath** acknowledged she executed the within **instrument** for the purposed therein contained.

Witness my hand and official seal on this the 21st day of February, 2026.

Notary Public Sofia E Lei-Sam

Commission Expires: May 11th, 2026

SOFIA E LEI-SAM
Notary Public - State of Florida
Commission # HH 263498
My Comm. Expires May 11, 2026
Bonded through National Notary Assn.

LTSR Number:

GTE File: 2026017678

202602240014756

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/21/2026 (date of document).

Affiant Signature

2/24/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202602240014756