Karen Johnson Davidson County
Batch# 1390435 DEEDWARR
03/09/2026 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20260309-0018609

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $699,900.00

Affiant

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this ~~5th~~ 9th day of March, 2026.

Notary Public
My commission expires: 01/30/2029

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Barnaby Nardella and Katherine Alexander 1907 Benjamin Street Nashville TN 37206	Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, Michigan 48226	073-01-0-153

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Rion Wells Development, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Barnaby Nardella and Katharine Alexander, husband and wife,** 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:

Being Lot No. 28 on the Plan of Highland View of record in Plat Book 1424 Page 39, 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 Rion Wells Development, LLC, a Tennessee Limited Liability Company by deed from W.A. Investment Ventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250922-0075580, Register's Office for Davidson County, Tennessee, and dated September 18, 2025.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Highland View of record in Plat Book 1424 Page 39 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2101 Avalon Drive, Nashville, TN 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 5R day of March, 2026.

Rion Wells Development, LLC, a Tennessee Limited Liability Company

By: Clarence Matthew Pardue
Clarence Matthew Pardue, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared Clarence Matthew Pardue, Member of Rion Wells Development, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Rion Wells Development, LLC, the within named bargainor, a Limited Liability Company, and that such Clarence Matthew Pardue, Member of Rion Wells Development, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Brentwood, this 5R day of March, 2026.

Notary Signature

Printed Name: Amy Cross Nance

My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/5/26 (date of document).

Jennifer Russell
Affiant Signature

3/9/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

