WARRANTY DEED

Karen Johnson Davidson County
Batch# 1392429 DEEDWARR
03/12/2026 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260312-0019888

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF COLLIER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MARCH, 2026.

ALESSANDRA PANELLA
Commission # HH 702826
Expires September 26, 2029
Notary Public
3-26-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Razzante Katrina Hanna	**NEW OWNERS**	095-11-0-173.00
(NAME)	(NAME)	
417 Blue Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Dominic Egan, a single man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robert Razzante and Katrina Hanna, a married couple**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 63 on the Plan of Merry Oaks, Section II, as of record in Book 2133, Page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Blue Hills Road at the corner of Lots Nos. 62 and 63; thence with the line between said two lots eastwardly 131.2 feet to the corner of Lots Nos. 61, 62, and 63; thence with the northerly line of Lots Nos. 61, 60 and 59, northeastwardly 119.7 feet to the corner of Lots Nos. 57, 59 and 63; thence with the line between said Lots Nos. 57 and 63 northwestwardly 35 feet to the corner of Lots. Nos. 63 and 64; thence with the line between said two lots westwardly 210 feet to the easterly margin of Blue Hills Road; thence with same southwardly 86 feet to the beginning.

Being the same property conveyed to Dominic Egan, a single man by Warranty Deed from David Som and Dara Anne Som, husband and wife, dated 08/11/2023, of record in Instrument No. 20230822-0065280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 417 Blue Hills Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 10th day of March, 2026.

Dominic Egan

State of FLORIDA
County of COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dominic Egan**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of March, 2026.

ALESSANDRA PANELLA
Commission # HH 702826
Expires September 26, 2029

Notary Public:

My Commission Expires: 09-26-2029

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **03/10/2026** (date of document).

Jami K Averwater

Affiant Signature

03/12/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **12th** day of **March**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

