Karen Johnson Davidson County
Batch# 1392711 DEEDWARR
03/13/2026 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20260313-0020272

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF Tennessee) COUNTY OF Montgomery The actual consideration or value, whichever is greater, for this transfer is: $655,000.00 Affiant Subscribed and sworn to before me, this 13 day of March, 2026. Notary Public My Commission Expires: 9/15/27

WARRANTY DEED

Address New Owner: Anthony Bordonaro 711 44th Avenue North, Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091 12 0N 002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON L. ROTUNNO,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANTHONY BORDONARO, AN UNMARRIED MAN,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit 2 on the Plan of The Grove at 44th Avenue, as recorded as Exhibit "B" to the Declaration of Covenants and Restrictions for a Horizontal Property Regime with Private Elements of record in Instrument No. 20140406-0038578, amended in Instrument No. 201501130003527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. The easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being the same property conveyed to Brandon L. Rotunno by Deed dated October 26, 2021 from Donald J. Rippert, recorded November 4, 2021, in Instrument Number 202111040147514, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **711 44th Avenue North, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2026.

BRANDON L. ROTUNNO

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRANDON L. ROTUNNO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of March, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 3/12/25.

Affiant Signature – Joshua A. Terry

3/13/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/13/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27