Karen Johnson Davidson County
Batch# 1395445 DEEDWARR
03/20/2026 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20260320-0022381

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $775,000.00.

Affiant

Subscribed and sworn before me this the 19 day of March, 2026.

Notary Public
My commission expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alexander Ciccarello and Olivia Wasco	First Federal Bank	081-08-2A 001.00
1809 5th Ave. N A Nashville, TN 37208	3010 Royal Boulevard South Ste. 230 Alpharetta, GA 30022	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TYLER HUSEMAN, AND EMILY HUSEMAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEXANDER CICCARELLO AND OLIVIA WASCO, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of the 1809 5th Avenue North Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 1809 5th Avenue North Townhomes of record in Instrument No. 20130415-0036898, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1809 5th Avenue North Townhomes as shown on Exhibit "B" to the Declaration of record in Instrument No. 20130415-0036898, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Emily Huseman, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Being the same property conveyed to Tyler Huseman, an unmarried man, by Special Warranty Deed from SPH Property One, LLC, a Delaware limited liability company, dated 2/12/2020 and recorded 2/28/2020 in Instrument No. 20200228-0022320, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1809 5th Ave. N A, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 19 day of March, 2026.

Tyler Huseman

Emily Huseman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tyler Huseman and Emily Huseman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of March, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 3/19/26 (date of document).

Affiant Signature

3/20/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

