Karen Johnson Davidson County
Batch# 1402480 DEEDWARR
04/07/2026 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20260407-0027725

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File No. AR-26-1167

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jazzly M. Ramirez, an unmarried woman	Same as New Owner	
(NAME) 1116 Alandee Street	(NAME)	052-13-0B-067.00-CO
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John L. Gallo and Analisa Gallo, husband and wife, and Laura L. Gallo, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jazzly M. Ramirez, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being Unit No. 109 of the Condominium Site Plan of Phase II C, Section 2, River Glen, Planned Unit Development, of record in Plat Book 7900, Pages 548 and 549, amending Plat Book 6900, Page 650, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John L. Gallo and Analisa Gallo, husband and wife and Laura L. Gallo, married by Warranty Deed from Leaurice E. Brown, single of record in Instrument No. 20201204-0141312 Register's Office for Davidson County, Tennessee, dated December 01, 2020 and recorded on December 04, 2020.

The above-described property is not the homestead of Laura L. Gallo.

This is property more commonly known as 1116 Alandee Street, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

AR-26-1167 Warranty Deed

2026-0051

Witness my/our hand this 17th day of March, 2026.

John L. Gallo

Analisa Gallo

LAURA L. GALLO BY JOHN L. GALLO ATTORNEY IN FACT

Laura L. Gallo by John L. Gallo, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2026, before me personally appeared John L Gallo, Analisa Gallo, and Laura L. Gallo by John L. Gallo, as attorney-in-fact, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2026.

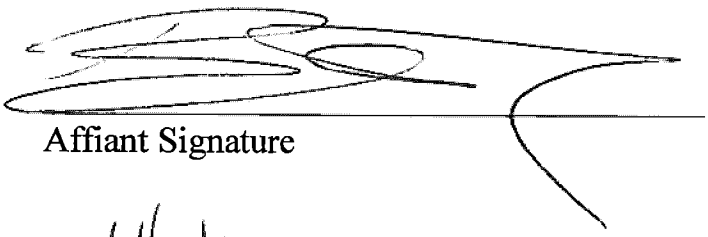
Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Blake Reynolds, 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 3/17/26.

Date



Affiant Signature

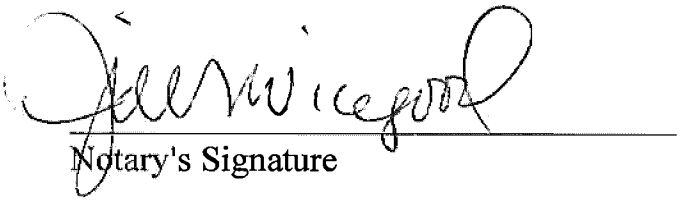
4/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3RD day of April, 2026.



Notary's Signature

My Commission Expires: 6/22/26

Date

Notary's Seal (if on paper)

