Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES SEPT 3, 2029

Karen Johnson
Batch # 1405031
04/14/2026 09:49:52 AM
Fees: $13.00 Taxes: $2,072.00
Davidson County
DEEDWARR
2 pgs
20260414-0030201

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Julia Pontarelli and Alessia Rose Pontarelli and Vittoria Pontarelli and Michael Anthony Pontarelli | Michael Pontarelli<br>508 W. Marion St. | 143-03-0E-009.00 |
| (NAME)<br>7004 Westside Circle | (NAME)<br>508 W. Marion St. | |
| (ADDRESS)<br>Nashville, TN 37205 | (ADDRESS)<br>Prospect Heights, IL 60070 | |
| (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 The Laura Elizabeth Gideon 1995 Vested Trust, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Julia Pontarelli and Alessia Rose Pontarelli, both unmarried and Vittoria Pontarelli and Michael Anthony Pontarelli, wife and husband as joint tenants with rights of survivorship, 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:

Being a certain private element units situated in Davidson County, Tennessee, and further known as Unit No. 9, together with the appurtenant common elements, of 1101 Boost Commons, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677 and amendment recorded in Instrument No. 20181105-0109337, Instrument No. 20190930-0099544, Instrument No. 20201221-0150988, Instrument No. 20210525-0070666, Instrument No. 20240408-0024701, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to The Laura Elizabeth Gideon 1995 Vested Trust by Warranty Deed from Boost Commons Development, LLC, a Tennessee Limited Liability Company, dated 07/15/2022, of record in Instrument No. 20220720-0082935, 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 ☒ 7004 Westside Circle, Nashville, TN 37205
(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 10 day of April, 2026.

The Laura Elizabeth Gideon 1995 Vested Trust

By: Cecile Gideon Date: 4-10-2026
Cecile Gideon, Co-Trustee

By: Mark Averbuch Date: 04/06/2026
Mark Averbuch, Co-Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Cecile Gideon, Co-Trustee of The Laura Elizabeth Gideon 1995 Vested Trust dated February 28, 1995 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 10 day of April, 2026.

Theresa L Smith
Notary Public:
My Commission Expires: 9-7-26
(SEAL)

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mark Averbuch, Co-Trustee of The Laura Elizabeth Gideon 1995 Vested Trust dated February 28, 1995 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 6 day of April, 2026.

Sheila L Mahoney
Notary Public:
My Commission Expires: 07-07-2027
(SEAL)

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**RETURN TO:**
**Stewart Title Company**
**30 Burton Hills, Suite 200**
**Nashville, TN 37215**