THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1414968 DEEDWARR
05/01/2026 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20260501-0039118

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Joshua Anthony Appezzato and Jill MacFarlane Daigle Appezzato 103 West End Close Nashville, TN 37205	Same As New Owner	104-09-0N-003.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Matthew T. Gardner and Tiffany Stevens Gardner, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Joshua Anthony Appezzato and Jill MacFarlane Daigle Appezzato, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. 103**, formerly known as Unit 3.5, together with the appurtenant interest in the common elements of **West End Close**, a horizontal property regime established by Master Deed, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Master Deed affirmatively designates the subject property as a Plan Unit Development as defined under TCA §66-27-101, et. seq.

Being the same property conveyed to Matthew T. Gardner, married man, by Warranty Deed from Carol Ann Ritchie, Trustee of the Carol Ann Ritchie Trust u/a/d March 2, 2011, at Instrument No. 20210129-0013379, dated January 22, 2021 and recorded January 29, 202, Register's Office for Davidson County, Tennessee.

This property is commonly known as 103 West End Close, Nashville, TN 37205*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, as of the dates noted below:

Date: 4/30/26

Matthew T. Gardner

Date: 4-28-26

Tiffany Stevens Gardner

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew T. Gardner,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of **April, 2026:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tiffany Stevens Gardner,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of **April, 2026:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,525,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30th DAY OF **April, 2026**:

Notary Public

My Commission Expires: 6/14/2026

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JUNE 14, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 4/30/2026 (date of document).

Date: 5/1/2026

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 1st day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2029