Karen Johnson Davidson County
Batch# 1415548 DEEDWARR
05/05/2026 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20260505-0040046

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 Davidson

Actual consideration or value, whichever is greater is $411,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 29th day of April, 2026.

Notary Public
My commission expires: 3·20·28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Linda R. Cohen 886 General George Patton Rd. Nashville, TN 37221	New Owner	142-09-0B 886.00

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, SUZANNE DI PIAZZA, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LINDA R. COHEN, A MARRIED WOMAN, 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:

A certain condominium apartment being Unit 886, together with the Carport designated No. 886-C, River Plantation, Section Five, Phase One, a condominium, a Horizontal Property Regime located on General George Patton Road, Nashville, Davidson County, Tennessee, shown on the plat of record In Book 5200, pages 145-146, said Register's Office and described In the Master Deed of record In Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Master Deed and By Laws appended thereto, are Incorporated In this deed by reference and made a part hereof tube same as though copied herein.

Being the same property conveyed to Kevin Douglas Di Piazza and Suzanne Di Piazza, husband and wife, by Warranty Deed dated 03/21/2024, from Angela S. Naifeh, N/K/A Angela S. Gibbs, a married woman, of record in Instrument No. 20240322-0019954, Register's Office for said County.

The said Kevin Douglas Di Piazza having died on 12/15/2025, thereby vesting the property solely in Suzanne Di Piazza as the surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 886 General George Patton Rd., Nashville, TN 37221.

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 29th day of April, 2026.

Suzanne Di Piazza

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Suzanne Di Piazza, 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 29th day of April, 2026.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 4/29/26. (date of document).

Affiant Signature

5/4/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

