THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454016**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $623,500.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2026. Notary Public My Commission Expires: 1/30/29

Karen Johnson Davidson County
Batch # 1416739 DEEDWARR
05/06/2026 12:00:07 PM 2 pgs
Fees: $13.00 Taxes: $2,306.95
20260506-0040799

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Quazzo 7444 River Bend Circle Nashville TN 37221	New Owner	Tax Parcel ID No. 141-12-0C-077.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David R. Sweeney and Michelle L. Sweeney, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Nicholas Quazzo, a married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 77, as shown on the map entitled River Bend, a Planned Unit Development, of record in Plat Book 6900, page 504 and 505 and Surveyor's Corrective Instrument in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID R. SWEENEY AND WIFE, MICHELLE L. SWEENEY, by deed from JOHN D. MINTON CONSTRUCTION COMPANY, INC., of record in Book 9301, page 552, dated March 31, 1994, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 141-12-0C-077.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 504 and 505 and amended by Surveyor's Correction of Deed of record in Book 7465, page 833, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7112, page 481 and amended in Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and Book 7549, page 893, said Register's Office.

-Laws contained in instrument of record in Book 7347, page 643, said Register's Office.

Easement Agreement of record in Book 7334, page 777, Book 7334, page 785 and Book 7334, page 793, said Register's Office.

Water Line Easement of record in Book 6621, page 303, said Register's Office.

Right-of-Way Easement of record in Book 4851, page 307, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4817, page 792, said Register's Office.

Storm Water Detention Agreement of record in Book 7278, page 822, said Register's Office.

This is improved property located at 7444 River Bend Circle Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2026.

David R. Sweeney

Michelle L. Sweeney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David R. Sweeney and Michelle L. Sweeney, 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, at office, this 5th day of May, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026