Karen Johnson Davidson County
Batch# 1417785 DEEDWARR
05/07/2026 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $5,531.50
20260507-0041413

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,495,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of May, 2026.

(Affix Seal) Notary Public

My Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2026-03-3887

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Ashby Via, Jr. and Sarah Galpern Via 745 Vosswood Drive Nashville, TN 37205	NEW OWNER	Map/Parcel 115-08-0-048.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jane B. Daddario and John J. Daddario a/k/a John J. Daddario, Jr., husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Ashby Via, Jr. and Sarah Galpern Via, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of West Meade Farms, Inc., Section X, of record in Book 2083, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 239, which is a corner lot, fronts 122.0 feet on the westerly margin of Vosswood Drive and fronts 318.1 feet on the southerly margin of Davidson Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 147.1 feet on the westerly line and 341.8 feet on the southerly line to a point of intersection.

Being the same property conveyed to Jane B. Daddario and John J. Daddario, wife and husband by Warranty Deed from Elliot LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190225-0016667 Register's Office for Davidson County, Tennessee, dated February 22, 2019 and recorded on February 25, 2019.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 745 Vosswood Drive, Nashville, TN 37205.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 5th day May, 2026.

Jane B. Daddario

John J. Daddario a/k/a John J. Daddario, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of May, 2026, before me personally appeared Jane B. Daddario and John J. Daddario a/k/a John J. Daddaario, Jr. 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 5th day of May, 2026.

Notary Signature
My commission expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

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 5/5/2026. (date of document).

Affiant Signature

5/7/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

