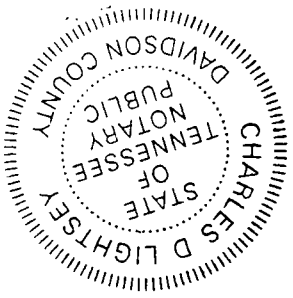
Karen Johnson Davidson County
Batch# 1419842 DEEDWARR
05/13/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260513-0043029



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Rachel Stanell Fionda
Affiant

Subscribed and sworn to before me, this May 6, 2026.

Notary Public

My commission expires: 5/22/30

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert E. Stanell Jr and Laura Stanell Rachel Stanell Fionda	New Owner	105-01-1O-001.00-CO
1004 14th Ave S		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Donald J. Bivacca and Beverly D. Bivacca, Co-Trustees, Bivacca Family Revocable Living Trust Agreement dated January 6, 2025

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Robert E. Stanell, Jr and Laura Stanell, husband and wife and
Rachel Stanell Fionda, an unmarried person, as joint tenants with right of survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 of 1004 14th Avenue South Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181025-0105637, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Donald J. Bivacca and Beverly D. Bivacca, Co-Trustees Bivacca Family Revocable Living Trust Agreement dated January 6, 2025 by Quit Claim Deed from Donald Joseph Bivacca and Beverly Bivacca, husband and wife of record in Instrument No. 20250107-0001452 Register's Office for Davidson County, Tennessee, dated January 06, 2025 and recorded on January 07, 2025.

This is [X] improved [ ] unimproved property known as 1004 14th Ave S, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 6th day of May, 2026

Donald J Bivacca - Co-Trustee
Donald J. Bivacca - Co-Trustee

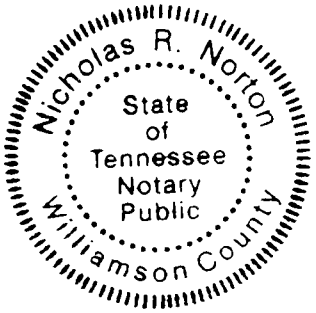
Beverly D Bivacca, Co-Trustee
Beverly D. Bivacca - Co-Trustee

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, Donald J. Bivacca and Beverly D. Bivacca, 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 on behalf of the Bivacca Family Revocable Living Trust Agreement dated January 6, 2025 for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of May, 2026.

Notary Public
My Commission Expires: 2-2-2030



Lenders Title Company File No. TN-11205-7524

I, Kirsten Virden, 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 05/06/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/06/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

