WARRANTY DEED

Karen Johnson Davidson County
Batch# 1420071 DEEDWARR
05/14/2026 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260514-0043335

W-ARG-26-2230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Chiaramonte	**SAME AS NEW OWNER**	
(NAME) **2230 Thistlewood Dr and 0 Berrywood Rd**	(NAME)	**072-08-0-097.00 AND 072-08-0-096.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **R & D DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH CHIARAMONTE, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1 (2230 Thistlewood Dr)

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Dalewood, Section One of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the West margin of Thistlewood Avenue at the corner of Lots 22 and 23; thence with the line between said lots Westerly 170.0 feet to a point; thence Northerly 85.5 feet to the South line of Berrywood Road; thence with the line of the same, Northeasterly 32.8 feet to the beginning of a curve; thence around said slight curve, Northeasterly 127.4 feet to the beginning of another curve and continuing with said curve, Southeasterly 42.3 feet to the Westerly margin of Thistlewood Avenue, thence with the margin of same Southerly 129.7 feet to the Beginning.

Tract 2 (0 Berrywood Rd)

Being triangular in shape and bounded as follows: on the North by the South margin of Berrywood Road; on the South by the North margin of Lot No. 23 of Dalewood Subdivision, Section One; on the West by the East margin of Lot No. 4 of Geneva Heights Subdivision, Section 2. Being a remnant severed from Dalewood School by the relocation and extension of Berrywood Road.

Tract 1 (2230 Thistlewood Dr)

Being the same property conveyed to R & D Development LLC by Warranty Deed from Carolyn H. Davis, an unmarried man, of record in Instrument Number 20251201-0095255, Register's Office for Davidson County, Tennessee, dated November 21, 2025 and recorded on December 1, 2025.

Tract 2 (0 Berrywood Rd)

Being the same property conveyed to R & D Development LLC by Warranty Deed from Carolyn H. Davis, an unmarried man, of record in Instrument Number 20251201-0095255, Register's Office for Davidson County, Tennessee, dated November 21, 2025 and recorded on December 1, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1729, Page 154, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2230 Thistlewood Dr and 0 Berrywood Rd, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 12th DAY OF MAY, 2026.

R & D Development, LLC

BY: _____
Ramez Soumaeil
Member

BY: _____
David Hanna
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMEZ SOUMAEIL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of R & D DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of May, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID HANNA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of R & D DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of May, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tammy Carney,** 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 this the 12. day of May, 2026.

Affiant Signature
Date 5.12.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027