Karen Johnson Davidson County
Batch# 1428167 DEEDWARR
06/05/2026 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260605-0050817

WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRALD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jane Walsh	Tomo Mortgage, LLC	098-13-0-V-002.00 CO
(NAME)	(NAME)	
3062 Wiltshire Park Place	1154 6Th Ave, 9th Floor	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	New York, NY 10036	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Edward Giannotti, Jr. and Wanda Giannotti, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jane Walsh,** Unmarried Person, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Unit B of Homes at Park at Wiltshire-Lot 16, a Horizontal Property Regime with Private Elements, as shown in Plat Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210505-0060248, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Edward Giannotti, Jr. and Wanda Giannotti, husband and wife, by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company, dated May 28, 2024, of record in Instrument No. 20240530-0040006, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3062 Wiltshire Park Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Declaration of Covenants, Conditions and Restrictions, Plat, By-Laws and all exhibits thereto, of record in Instrument No. 20210505-0060248, Instrument No. 20210317-0035502 and Assignment of Declarant Rights of record in Instrument No. 20240124-0004512; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210317-0035502 and Assignment of Declarant Rights of record in Instrument No. 20240124-0004512; All matters appearing on the plan of record In Instrument No. 20190124-0006962 and Instrument No. 20201124-0137712; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20190523-0049089 and Instrument No. 20240214-0010274; Dedication of easement and maintenance agreement for sewage pumps, service lines, ingress/egress and appurtenances of record in Instrument No. 20231120-0090054; Letter of record in Book 6353, page 842; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 28 day of May, 2026.

Edward Giannotti Jr.

Edward Giannotti Jr.

Wanda Giannotti

Wanda Giannotti

State of Florida
County of CITRUS

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Edward Giannotti Jr. and Wanda Giannotti, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Lecanto, Florida, this 28 day of May, 2026.

Notary Public
My Commission Expires: 03-24-2027

KANDEE L. MULKEY
Commission # HH 373042
Expires March 24, 2027

File No.: 40099

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 5-28-26

Affiant Signature

3rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

