Karen Johnson Davidson County
Batch# 1440530 DEEDQC
06/30/2026 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260630-0059013

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11-08-2028
DAVIDSON COUNTY

WG-QCD-KA-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TN BORDEAUX HOLDINGS, LLC A Tennessee Limited Liability Company	**Same as new owner**	
(NAME) **1108 Wildwind Ct,**	(NAME)	**081-01-0-084.00**
(ADDRESS) **Nashville, TN 37209**	(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, **KEVIN ALEXANDRONI AND THERESA ALEXANDRONI,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TN BORDEAUX HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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. 3 on the Plan of Northside Addition, Section 2, as of record in Book 2330, Page 121, Register's Office for said County, described as follows:

Beginning at a point on the Westerly margin of River Court at the Northeast corner of Lot No. 4 of said plan; thence with the line between said Lot Nos. 3 and 4; thence North 41 minutes West 168 feet to a concrete monument; thence North 57 degrees 40 minutes East 58.5 feet to a concrete monument on the Southerly margin of River Drive; thence with same Eastwardly 65.9 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a Southeasterly direction 32.6 feet to a concrete monument in the Westerly margin of said River Court; thence with same South Eastwardly 157.2 feet to the beginning.

Being the same property conveyed to Kevin Alexandroni and Theresa Alexandroni from Frances Mayberry, Unmarried by Warranty Deed of Record in Instrument Number 20241121-0090903 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2953 River Ct., Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 29 day of June, 2026

Kevin Alexandroni

Theresa Alexandroni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN ALEXANDRONI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERESA ALEXANDRONI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz,** 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 6/29/2026 (date of document).

Affiant Signature

Date 6/29/2026

State of New York

County of Clinton

Sworn to and subscribed before me this 29 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027