

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00

Affiant

Subscribed and sworn to before me, this the _____ day of July, 2026

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

Karen Johnson
Batch # 1449019
07/20/2026 09:21:16 AM
Fees: $13.00 Taxes: $2,183.00

Davidson County
DEEDWARR
2 pgs

20260720-0065125

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: C. Patrick Marchetti, Jr. and Clare S. Marchetti	Send Tax Bills to: NEW OWNER	Map-Parcel No.(s): 128-09-0-052
7800 Indian Springs Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Bruce Allan Davis and wife, Barbara Kalfus Davis A/K/A Barbara K. Davis

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Patrick Marchetti, Jr. and Clare F. Marchetti, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 30 on the Plan of Dunaway Woods, Section One, of record in Book 5200, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Bruce Allan Davis and wife, Barbara Kalfus Davis by Warranty Deed from Morris Eshaghpour Contracting Co., dated 4/17/1981 and recorded 4/21/1981 in Book 5735, Page 281, Register's Office for Davidson County, Tennessee.

The said Barbara Kalfus Davs is also known as Barbara K. Davis

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to all existing easements and all other matters as shown on plat of record in Book 5200, Page 132, Register's Office for Davidson County, Tennessee.

This is improved property known as 7800 Indian Springs Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that

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.

Witness my/our hand(s) this 16th day of July, 2026

Bruce Allan Davis

Barbara K. Davis AKA Barbara K. Davis

Barbara Kalfus Davis AKA Barbara K. Davis

BKD

STATE OF ~~TENNESSEE~~ NC

COUNTY OF ~~DAVIDSON~~ Moore

On this 16th day of July, 2026, before me personally appeared Bruce Allan Davis and ~~Barbara Kalfus Davis~~ Barbara K. Davis, 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 16th day of July, 2026.

Notary Signature

My commission expires: 4/17/2027

JONATHAN L. BROWN GUERRERO
NOTARY PUBLIC
CUMBERLAND COUNTY, NC
My Commission Expires Apr. 17, 2027