Karen Johnson Davidson County
Batch# 1449718 DEEDWARR
07/21/2026 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20260721-0065759

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00.

Nancy Giansante
Affiant

Subscribed and sworn to me on July 16, 2026

Notary Public Exp. 3/13/2030

DANIEL L. WISCHHOF
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37548

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Nancy Giansante and David J. Giansante 3009 Brightwood Avenue Nashville, TN 37212	First American Mortgage Solutions c/o CrossCountry Mortgage, LLC 1795 International Way Mail Stop: 142-C Idaho Falls, ID 83402	- 117-08-0-016.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donna J. Roseberry, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Nancy Giansante and David J. Giansante, wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 4, 5, and 6 on the Map of Belmont Terrace ReSubdivision Annex No. One, as of record in Book No. 421, page 182, Register's Office for said County, described as follows:

Beginning on the westerly margin of Brightwood Avenue at a point 20 feet southerly from the corner of Lots Nos. 5 and 6; thence with the westerly margin of said Avenue northerly 55 feet to a point 15 feet southerly from the corner of Lots Nos. 4 and 5; thence westerly with Manning's south line, 185 feet, more or less, to a point on the easterly margin of an alley, now abandoned, 5 feet northerly from the southwest corner of Lot No. 4; thence with the easterly margin of said alley,

southerly 40 3/4 feet to a point 4 1/4 feet northerly from the southwest corner of said Lot No. 5; thence easterly 185 feet, more or less, to the beginning.

Being the same property conveyed to DONNA J. ROSEBERRY, by deed from WALTER W. SPENCE, JR. AND WIFE, URSULA J. SPENCE, of record in Book 5259, page 157, dated March 1, 1978, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 421, page 182, said Register's Office.

3. Joint Driveway Agreement of record in Book 4279, page 379, said Register's Office.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3009 Brightwood Avenue, Nashville, TN 37212.

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 the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 hand on July 16, 2026.

Donna J. Roseberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Donna J. Roseberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on July 16, 2026.

NOTARY PUBLIC

My Commission Expires: 11-5-29

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

37548

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 17TH day of July, 2026.

Date: 7-17-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17TH day of July, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY