Karen Johnson Davidson County
Batch# 1451971 DEEDWARR
07/28/2026 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,117.88
20260728-0068320

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755119** ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $572,400.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2026. Notary Public My Commission Expires: 9/13/2028

WARRANTY DEED

Address New Owner: Lisa Smith 2141 Burns Street, Unit B Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 11 3Z 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aaron P. Gigliotti and Michael K. Johnson, a married couple,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Lisa Smith**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of THE HOMES AT 2141 BURNS STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE HOMES AT 2141 BURNS STREET, a Horizontal Property Regime, of record in Instrument Number 20190531-0051987, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Aaron P. Gigliotti, a married man and Michael K. Johnson, a married man, by Warranty Deed from Ali Shahosseini, Trustee of Zabihollah Shahhosseini Living Trust dated November 24, 2020, of record in Instrument No. 20210114-0006477, in the Register's Office of Davidson County, Tennessee, dated January 13, 2021, and recorded on January 14, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. J. MYER'S SUBDIVISION, as recorded in Plat Book 332, Page 66.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190531-0051987.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20160706-0068834.

This is improved property located at 2141 Burns Street, Unit B Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of July, 2026.

Aaron P. Gigliotti

Michael K. Johnson

STATE OF Oregon)
COUNTY OF Multnomah)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron P. Gigliotti and Michael K. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of July, 2026.

Notary Public
My Commission Expires: 5/21/28

OFFICIAL STAMP
LAURA LEIGH BOLLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1048586
MY COMMISSION EXPIRES MAY 21, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 7/23/2026.

Affiant Signature – Joshua A. Terry

7/27/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/27/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27