BOX 1C ..

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755016**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 22nd day of July, 2026. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch # 1452005 DEEDWARR
07/28/2026 09:18:17 AM 5 pgs
Fees: $28.00 Taxes: $2,294.00
20260728-0068360

APRIL WILLIAMS NOTARY EXPIRES GEORGIA 2-26-2028 PUBLIC FULTON COUNTY

WARRANTY DEED

Address New Owner: Catherine A. Mountcastle 1627 Marshall Hollow Drive Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 11 2D 046.00

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, **Alishan Nanji,a single man, and Jose Paolo Riccobono, a single man, as Joint Tenants with Right of Survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine A. Mountcastle**, ("Grantees"), its successors, 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 Unit No. 46 of SOUTHGATE STATION, a Horizontal Property Regime with private elements, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions for SOUTHGATE STATION, a Horizontal Property Regime With Private Elements of record in Instrument Number 20170726-0075875, as amended in Instrument No. 20171130-0122369, as supplemented in Instrument No. 20210129-0013221, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" on said Amendment to said Declaration; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Alishan Nanji, a single man and Jose Paolo Riccobono, a single man, as Joint Tenants with Right of Survivorship, by Warranty Deed from Joseph Jacobs, a married man, of record in Instrument No. 20200108-0002529, in the Register's Office of Davidson County, Tennessee, dated January 3, 2020 and recorded on January 8, 2020.

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.

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

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170726-0075875, and being amended in Instrument No. 20171130-0122369, and being supplemented in Instrument No. 20210129-0013221.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160304-0021030.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20180726-0072877.

Charter for Southgate Station HOA, Inc. recorded as Instrument No. 20180118-0005184.

This is improved property located at 1627 Marshall Hollow Drive Nashville TN 37203

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 22nd day of July, 2026.

Alishan Nanji

Jose Paolo Riccobono

STATE OF Georgia
COUNTY OF Fairnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alishan Nanji 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 21st day of July, 2026.

Notary Public
My Commission Expires: 2-26-2028

APRIL WILLIAMS NOTARY EXPIRES GEORGIA 2-26-2028 PUBLIC FULTON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive, two-way audio/video communication, a Notary Public in and for said County and State, the within named, Jose Paolo Riccobono with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of July, 2026.

Notary Public
My Commission Expires: _____

Charter for Southgate Station HOA, Inc. recorded as Instrument No. 20180118-0005184.

This is improved property located at 1627 Marshall Hollow Drive Nashville TN 37203

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 22nd day of July, 2026.

Jose Paolo Riccobono

Alishan Nanji

Jose Paolo Riccobono

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alishan Nanji 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 21st day of July, 2026.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named, Jose Paolo Riccobono with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of July, 2026.

Shira Kingrey

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

Certificate of Authenticity

I, Jill Simmons, 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 7-22-2026.

Date

Affiant Signature

7-22-2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Certificate of Completion

Powered by bluenotary

Session ID:	86626
Full Session ID:	6a5e9231f3502ddb23c86626
Status:	Completed
Reference Number:	6a5e9231f3502ddb23c86626
Session Start Time	July, 20th 2026 at 04:26PM CDT (UTC-05)
Completed On	July, 22nd 2026 at 09:08AM CDT (UTC-05)

List of document(s)

Sr.	Name	Page(s)	Sign(s)	Size	SHA-256 Hash
1	Signed_20260720152901273.pdf	29	16	1.57 MB	697fd86cc2962b5958eeceed987b3dff1e6fd156e7d31cab8ae529f908d2b91b

Participant Details

Name & Details	Event Details	Signature Details
#1 Shira Kingrey Role: Notary Email: skingrey+singlenotaryaccount@crtitleinc.com Commission No: NA Commission Expiry: 02 Sep 2029	Sent: July, 20th 2026 at 04:25PM CDT (UTC-05) Viewed: July, 20th 2026 at 04:26PM CDT (UTC-05) Signed: 22 Jul 2026 09:05:27 CDT (UTC-05) IP Address: 70.91.119.109 Location: Brentwood, Tennessee, United States, North America	Shira Kingrey Signature ID: 1784729127204
#2 Jose Paolo Riccobono Role: Signer Email: jpricc@hotmail.com	Sent: July, 20th 2026 at 04:25PM CDT (UTC-05) Viewed: July, 22nd 2026 at 08:51AM CDT (UTC-05) Signed: 22 Jul 2026 09:07:27 CDT (UTC-05) KBA passed: July, 22nd 2026 at 08:53AM CDT (UTC-05) Photo ID passed: July, 22nd 2026 at 08:55AM CDT (UTC-05) IP Address: 79.50.227.57 Location: Corinaldo, Regione Marche, Italy, Europe	Jose Paolo Riccobono Signature ID: 1784729247433