Karen Johnson Davidson County
Batch # 1452553 DEEDWARR
07/29/2026 01:58:01 PM 4 pgs
Fees: $23.00 Taxes: $6,345.50

20260729-0069867

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,715,000.00.

John R Cordaro
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of July, 2026.

(Affix Seal) Notary Public

My Commission Expires:

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/12/2030 DAVIDSON COUNTY

2026-06-4336

THIS INSTRUMENT WAS PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-26-1500

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John R. Cordaro and Fabineen Cordaro 1500 King Hollands Ave Nashville, TN 37212	NEW OWNER	Map/Parcel 093-13-0-385.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Moore Benjamin Shoemaker and Ashley Hall Shoemaker, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Cordaro and Fabineen Cordaro, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 64 on the Plan of Sigler's Addition to Nashville of record in Plat Book 1, Page 4, in the Chancery Court for Davidson County, Tennessee, said part of Lot No. 64 fronts 50 feet on the northerly side of South Street and runs back between parallel lines, 205 feet to an alley.

Being the same property conveyed to Moore Benjamin Shoemaker and Ashley Hall Shoemaker, husband and wife by Warranty Deed from Casey D. Summar and Trent L. Summar, wife and husband of record in Instrument No. 201508050077709 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 2015.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record and all matters appearing on the Plan of record in Plat Book 1, page 4, Register's Office for Davidson County, Tennessee.

This is improved property known as 1500 King Hollands Ave, 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 GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 24 day July, 2026.

Ashley Hall Shoemaker
Ashley Hall Shoemaker

STATE OF NORTH CAROLINA
COUNTY OF DARE

On this 24 day of July, 2026, before me personally appeared Ashley Hall Shoemaker, 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 24 day of July, 2026.

Notary Signature
My commission expires: JUN 27 2031

SARKA MARTIN
My Comm. Expires
NOTARY PUBLIC
06/27/2031
DARE COUNTY, NC

This certificate is attached to a.....
WARRANTY DEED,
dated 7/24/26 of 3 pages, signed by:
Ashley Hall Shoemaker
- 2026-06-4336

Moore Benjamin Shoemaker

STATE OF FLORIDA
COUNTY OF _____

On this _____ day of July, 2026, before me personally appeared Moore Benjamin Shoemaker, 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 _____ day of July, 2026.

_____
Notary Signature
My commission expires:
See Attachment

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13) — Effective January 1, 2020

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 24th (*Date*) day of July (*Month*), 2026 (*Year*), by

Moore Benjamin Shoemaker
Name of Person Acknowledging

Ayicia Goldsmith
Signature of Notary Public — State of Florida

Ayicia Goldsmith
Name of Notary Typed, Printed or Stamped

AYICIA GOLDSMITH
Notary Public - State of Florida
Commission # HH 663035
My Comm. Expires Apr 10, 2029
Bonded through National Notary Assn.

Place Notary Seal Stamp Above

☐ Personally known

☒ Produced Identification

Type of Identification Produced: Tennessee Driver License

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 7/24/2026 Number of Pages: 3

Signer(s) Other Than Named Above: No Other Signer

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