Karen Johnson Davidson County
Batch# 1453228 DEEDWARR
08/03/2026 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260803-0071167

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of July, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Peter Cianfaglione 305 Rose Hall Nashville, TN 37212	New Owners	104-06-0N-305.00-CO

WARRANTY DEED

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

Emily Claire Buckner, a married woman, and Angela Buckner, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Cianfaglione, a married man

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 Unit 305 on the plan of Rose Hall Condominiums, of record in Book 6900, Page 379, in the Register's Office for Davidson County, Tennessee, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Avenue Place, of record in Book 332, Page 15, in said Register's Office, Rose Hall Condominiums is established under the Master Deed of record in Book 7307, Page 760, in said Register's Office, and pursuant to Section 66-27-101 et. seq, of the Tennessee Code Annotated.

Being the same property conveyed to Emily Buckner and Angela Buckner, as tenants in common with rights of survivorship by Warranty Deed from Dr. Jaycelyn R. Holland of

record in Instrument No. 20220823-0095227 Register's Office for Davidson County, Tennessee, dated August 18, 2022 and recorded on August 23, 2022.

The subject property is neither the principal residence of Grantor nor their spouses or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 305 Rose Hall, 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 we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Dated this the 24th day of July, 2026.

Emily Claire Buckner

Angela Buckner

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Walton

On this ~~24th~~ 21st day of July, 2026, before me personally appeared Emily Claire Buckner, William Norris, Angela Buckner and , 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 ~~24th~~ 21st day of July, 2026.

Notary Signature
My commission expires: 12-12-2027

GAVEN G. MCQUEEN
MY COMMISSION # HH 433183
EXPIRES: December 12, 2027

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|24|2024.

Affiant Signature – Joshua A. Terry

7|31|2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7|31|2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27