Karen Johnson Davidson County
Batch# 1456348 DEEDWARR
08/06/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $8,473.00
20260806-0072675

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $2,290,000

Affiant

Subscribed and sworn to before me, this 31 day of July 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Kevin Andrew Serrano Rizzo and Alyson Marie Kinney 7 Breckenridge, Nashville, TN 37215	New Owner	Tax Parcel ID No. 158-04-0A-044-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID TURKEL PARRELLA AND JORDANA AMELIA LOEB, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KEVIN ANDREW SERRANO RIZZO, A SINGLE PERSON, AND ALYSON MARIE KINNEY, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** ("Grantee"). Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Otter Wood Section Two, Revised, of record in Book 6900, pages 598-602, Register's Office for said County, to which plan reference is hereby made for a more complete description. Together with, as an appurtenance thereto, that certain easement for ingress and egress of record in Book 7667, page 218, corrected in Book 7942, page 678, said Register's Office.

Being the same property conveyed to David Turkel Parrella and Jordana Amelia Loeb, husband and wife by Deed dated June 1, 2023 from Mary M. Zutter, unmarried, recorded June 2, 2023, in Instrument Number 202306020041996, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **7 Breckenridge, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 28 day of July 2026

DAVID TURKEL PARRELLA

JORDANA AMELIA LOEB

STATE OF Delaware)
)
COUNTY OF New Castle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID TURKEL PARRELLA AND JORDANA AMELIA LOEB,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of July 2026

Notary Public
My Commission Expires: 08/25/2026

CORY LANCE OLIVER
Notary Public
State of Delaware
My Commission Expires on Aug 25, 2026

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **7/31/2026** (date of document).

Affiant Signature

7/31/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **July**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

