WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456880 DEEDWARR
08/10/2026 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260810-0073560

File No. AP-26-3038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda A. Onalaja-Underwood and Titus O. Underwood	New Owner	
(NAME)	(NAME)	P/O 72-16-194.00
1505B Wayne Drive	property address	072162O000200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ardian Petollari, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda A Onalaja-Underwood, Wife and Titus Onesimus Underwood, Husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in Davidson County, Tennessee, and being Unit B of 1505 WAYNE DRIVE, a horizontal property regime with private elements, a planned unit development, as established by that Declaration of Covenants, Conditions, and Restrictions for 1505 WAYNE DRIVE, of record in Instrument 20250630-0051340, and being depicted at Exhibit B of said Declaration, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy R. Dromgoole, unmarried by Warranty Deed from Timothy W Potter and spouse, Julie Potter of record in Book 10069, Page 996, Register's Office for Davidson County, Tennessee, dated May 30, 1996 and recorded on June 3, 1996.

Being part of the same property conveyed to Ardian Petollari, by Warranty Deed, from Nancy R. Dromgoole, of record in Instrument No. 20250331-0023881, Register's Office for Davidson County, Tennessee, dated 3/28/2025 and recorded in 3/31/2025.

***The subject property is not a principal residence of the Grantor or his/her spouse.**

This is property more commonly known as 1505B Wayne Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 6th day of August, 2026.

Ardian Petollari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2026, before me personally appeared Ardian Petollari, 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 6th day of August, 2026.

Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Harly Pickerign, 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 8/6/26.

Date

Affiant Signature

8/6/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)