Karen Johnson Davidson County
Batch# 1458854 DEEDWARR
08/11/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260811-0074295

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9812-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov 17, 2029

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Saverio and Jennifer DeLuca Living Trust dated April 3, 2014 751 Highbridge Lane Danville, CA 94526	New Owner	156-02-0-072

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Sandra Thomas Carney, Trustee of Sandra Carney Revocable Trust dated June 5, 2024** (individually and/or collectively, "Grantor"), transfer and convey unto **Saverio S. DeLuca and Jennifer O. DeLuca, Co-Trustees of The Saverio and Jennifer DeLuca Living Trust dated April 3, 2014** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 353, Section 3, Harpeth Valley Park, according to survey and plat of same appearing of record in Book 4175, page 15, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sandra Thomas Carney, Trustee of Sandra Carney Revocable Trust established June 5, 2024, her successors and/or assigns by Quitclaim Deed from Sandra Kim Thomas Carney, dated June 5, 2024, recorded June 5, 2024, of record in Instrument No. 20240605-0042245, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to George McCormac Carney and wife, Sandra Kim Thomas Carney by Warranty Deed from Judy E. Hendrick now Judy E. Bloeser and husband, Kenneth Bloeser, dated September 15, 1988, recorded September 21, 1988, of record in Book 7657, page 272, said Register's Office. The said George McCormac Carney having since died on December 6, 2022, property vesting in Sandra Kim Thomas Carney by operation of law as sole surviving heir in the entirety.

**NOTE: With this conveyance, legal description is being corrected as to Plat No. and Section, due to Scrivener's Error in previous deed.

This is improved property located at: **717 Goodpasture Terrace, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 7th day of August, 2026.

GRANTOR:

Sandra Carney Revocable Trust dated June 5, 2024

By: Sandra Thomas Carney, Trustee
Sandra Thomas Carney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra Thomas Carney, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of Sandra Carney Revocable Trust dated June 5, 2024, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of August, 2026.

CHAD SEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires May 17, 2029

Notary Public
My Commission expires: 11/17/2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 8-7-2026.

Affiant Signature — Date: 8-7-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8-7-2026.

Notary's Signature

My Commission Expires: 9-21-2030

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY