Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 260755179**

Karen Johnson
Batch # 1459271
08/13/2026 11:06:37 AM
Fees: $18.00 Taxes: $1,887.00

Davidson County
DEEDWARR
3 pgs

20260813-0075296

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 02, 2029

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2026.

Notary Public
My Commission Expires: _____

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Nicholas T. Ettore<br>807 18th Avenue South, Unit 306<br>Nashville TN 37203 | New Owner | Tax Parcel ID No.<br>092-16-0C-306.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elsa Filosa, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas T. Ettore**, ("Grantee"), his 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 Unit 306, 807 EIGHTEENTH AVENUE Condominiums, as established under Master Deed of record in Instrument Number 20041214-0148798, as amended in 20041216-0149823 and 20050504-0050222 and further described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit. Reference is also made to Master Deed amendments of record in Instrument Numbers 20051123-0142078, 20060109-0003220 and 20070509-0055940, said Register's Office.

Parking Spaces # 8 and #13 are included as an appurtenances to this Unit in the Third Amendment to the Master Deed of record in Instrument Number 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to ELSA FILOSA AND HUSBAND, ANDREA MIRABILE, by deed from LUCIAN W. BEAVERS, of record in Instrument No. 20080822-0086509, dated August 15, 2008, said Register's Office.

Pursuant to Divorce Decree filed on May 10, 2011, ELSA FILOSA AND HUSBAND, ANDREA MIRABILE conveyed to ELSA FILOSA, by quitclaim deed of record in Instrument No. 20110524-0039748, dated May 11, 2011, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 092-16-0C-306.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed Establishing 807 Eighteenth Avenue of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220 and in Instrument No. 20070509-0055940, said Register's Office.

Resolution of Board of Directors of 807 Eighteenth Avenue Homeowners Association, Inc. of record in Instrument No. 20080314-0026174, said Register's Office.

Boundary Line Settlement, Quitclaim Deed and Grant of Easements of record in Instrument No. 20050420-0044082, said Register's Office.

This is improved property located at 807 18th Avenue South, Unit 306 Nashville TN 37203

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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,** Grantor has executed this instrument on this 11th day of August, 2026.

Elsa Filosa

Elsa Filosa

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, aforesaid, Elsa Filosa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

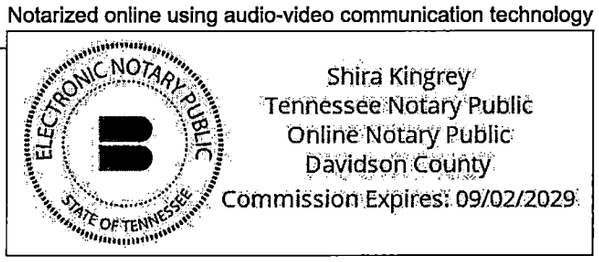
Witness my hand, at office, this 11th day of August, 2026.

Shira Kingrey

Notary Public

My Commission Expires: _____

Notarized online using audio-video communication technology



## Certificate of Authenticity

I, J. Anderson, 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 August 11, 20216.

Date

Affiant Signature

August 11, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of August, 20 26.

Notary's Signature

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)