Karen Johnson Davidson County
Batch# 1464985 DEEDWARR
08/27/2026 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20260827-0079787

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64574
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Britton Woodall, III Anne Carney Raines 2613 Barton Ave. Nashville, TN 37212	Studio Bank 124 12th Ave. S. Ste 400 Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 10415028100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$900,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Juan B. Ianni and wife, Katherine D. Ianni,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Britton Woodall, III and Anne Carney Raines, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 50 feet on the westerly 150 feet of the northerly 192 feet of Lot No. 36, on the plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 36 fronts 50 feet on the southerly margin of West Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Juan B. Ianni and wife, Katherine D. Ianni by Warranty Deed from Jennifer Lightsey and husband, Jim Mauries, dated April 19, 2006, and recorded on April 20, 2006, of record in Instrument No. 20060420-0045583, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 6, said Register's Office.

This is improved property, known as 2611 W Linden Avenue, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of August, 2026.

Juan B. Ianni
Juan B. Ianni

Katherine D. Ianni
Katherine D. Ianni

State of Tennessee
County of Davidson

On this 21st day of August, 2026, before me the undersigned authority, personally appeared Juan B. Ianni and Katherine D. Ianni, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $900,000.00.

Affiant

Sworn and subscribed before me this 21 day of August, 2026.

Notary

My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Denise Woods,** 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 this the 21 day of August, 2026.

Affiant Signature
Date 8.21.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

