Karen Johnson Davidson County
Batch # 1467977 DEEDWARR
09/03/2026 02:01:05 PM 2 pgs
Fees: $13.00 Taxes: $2,460.50
20260903-0082009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Juan B. Ianni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

02-NSH26-11692

Address of New Owner:	Send Tax Bills to:	Tax Information:
Katherine Ianni and Juan B. Ianni, wife and husband 599 Harpeth Pkwy East Nashville, TN 37221	Wells Fargo Bank, N.A. P.O. Box 51162 Los Angeles, CA 90051-5462	156-03-0-003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen K. Cottingham and Sharon A. Conley Cottingham, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Katherine Ianni and Juan B. Ianni, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. I on the Plan of Harpeth Valley Park Sub., Section 1 of record in Instrument Number 20080522-0052630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of the property.

Being the same property conveyed to Stephen K. Cottingham and Sharon A. Conley Cottingham, husband and wife by Warranty Deed from James R. Armstrong and wife, Myra J. Armstrong of record in Instrument No. 20140711-0061232 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 11, 2014 and Scrivener's Affidavit Recorded in Instrument No.20140917-0085276 and Recorded on September 17, 2014.

Map/Parcel 156-03-0-003.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 599 Harpeth Pkwy East, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of August, 2026

Stephen K. Cottingham

Sharon A. Conley Cottingham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephen K. Cottingham and Sharon A. Conley Cottingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 28th day of August, 2026.

Notary Public

My Commission Expires: 8/19/28

