WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1468619 DEEDWARR
09/03/2026 04:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260903-0082191

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0334

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Riley Higginbotham Ferrari and Robert Antonio Ferrari	New Owner	Map: 182-06-0A-032.00CO
(NAME) 7895 Rainey Dr	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($395,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRYSTAL BLOSCH, SINGLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RILEY HIGGINBOTHAM FERRARI AND ROBERT ANTONIO FERRARI, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 32 on the Plan of Old Hickory Hills, Section One, a Planned Unit Development, of record in Plat Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Chrystal Blosch, by deed from Brandon L. Richardson, of record in Instrument No. 20200124-0008820, dated January 16, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20011023-00115382, said Register's Office; (3) Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20001030-0107214, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, in the Register's Office for Davidson County, Tennessee; (5) Easement to United Telephone Company of record in Instrument No. 20020123-000939, in the Register's Office for Davidson County, Tennessee; (6) Ingress and Egress Easement to Cemetary of record in Instrument No. 20000203-0011193, in the Register's Office for Davidson County, Tennessee; (7) Charter for Homeowners Association of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, in the Register's Office for Davidson County, Tennessee; (8) Rules and Regulations of record in Instrument No. 20151229-0130686, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20020116-0006750 amended in Instrument No. 20101116-0091730, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 7895 Rainey Dr, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 31st day of August, 2026.

Chrystal Blosch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chrystal Blosch, 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 and official seal this, 31st day of August, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICOLE OLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/26.

Affiant Signature – Joshua A. Terry

9/1/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/1/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON