WARRANTY DEED

Karen Johnson Davidson County
Batch# 1471533 DEEDWARR
09/10/2026 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260910-0084095

File #26-TC-0557-A

(SEAL)
ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/13/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dean B. Mix and Jennifer A. Mix	New owners	
(NAME)	(NAME)	**105 07 3C 001.00**
557A Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELIZABETH B. RODGERS MUGNANO, MARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DEAN B. MIX, AND JENNIFER A. MIX, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee Being Unit "A" of THE COTTAGES OF 557 HAMILTON ROAD, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions, and restrictions for THE COTTAGES AT 557 HAMILTON ROAD of record in Instrument # 20151210-0124336, in the Register's Office for Davidson County Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument # 20151210-0124336 Unit Owners, and the Bylaws of the Association of Owners, reference THE COTTAGES AT 557 HAMILTON ROAD, Unit "A" and Private elements "A" as set forth in Exhibit "A", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the unit owners.

Being the same property conveyed to Elizabeth B. Rodgers, unmarried woman, by Warranty Deed from Jason Bockman, married, of record in Instrument No. 20170320-0026721, in the Register's Office of Davidson County, Tennessee, dated March 17, 2017, and recorded on March 20, 2017.

Being the same property conveyed to Elizabeth B. Rodgers Mugnano, married, by Quitclaim Deed from Elizabeth B. Rodgers, married, of record in Instrument No. 20200511-0048599, in the Register's Office of Davidson County, Tennessee, dated May 04, 2020, and recorded on May 11, 2020.

This property was not the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DR. HARRY GUFFEE SUBDIVISION, as recorded in Minute Book 1, Page 97.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151210-0124336.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 557A Hamilton Avenue, Nashville, TN 37203.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 4th (JB) day of September, 2026.

Elizabeth B. Rodgers Mugnano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th (JB) day of September, 2026, before me personally appeared Elizabeth B. Rodgers Mugnano, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th (JB) day of September, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2027

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 9/8/2026.

Affiant Signature – Joshua A. Terry

9/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/9/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27