Karen Johnson Davidson County
Batch# 1474700 DEEDWARRSP
09/17/2026 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,827.80
20260917-0086783

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2026. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

SHARON KELLY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2030

THIS INSTRUMENT WAS PREPARED BY
Sharon Kelly, PGP Title, Inc., 100 Westwood PL, Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Federico Desio 513 Cityscape Drive Nashville, TN 37218	Federico Desio, a married man 513 Cityscape Drive, Nashville, TN 37218	070 09 3J 071.00

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Federico Desio, a married man**, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Situated in Davidson County, Tennessee, being on the Plan of Summitt Avenue Townhomes d/b/a Skyline, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for Summitt Avenue Townhomes d/b/a Skyline, a Townhouse Planned Unit Development, of record in Instrument No. 20241121-0091208, First Amendment in Instrument No. 20241203-0093976, Second Amendment in Instrument No. 20241226-0099749, Third Amendment in Instrument No. 20250211-0010479, Fourth Amendment in Instrument No. 20250902-0069907, Fifth Amendment in Instrument No. 20250924-0076155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, by Quitclaim Deed from Comcast of Nashville I, LLC, a Delaware limited liability company, f/k/a Comcast Cablevision of Nashville I, LLC, f/k/a Broadband Nashville I, LLC, of record in Instrument No. 20220707-0078278, Register's Office for Davidson County, Tennessee, dated June 29th, 2022 and recorded on July 7th, 2022.

Being a portion of the same property conveyed to Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, by Special Warranty Deed from Comcast of Nashville I, LLC, a Delaware limited liability company, f/k/a Comcast Cablevision of Nashville I, LLC, f/k/a Broadband Nashville I, LLC, of record in Instrument No. 20220707-0078277, Register's Office for Davidson County, Tennessee, dated June 29th, 2022 and recorded on July 7th, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is unimproved ☐ improved ☑ 513 Cityscape Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the Appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness my/our hand(s) this 14th day of September, 2026.

Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership

BY: Pulte Homes Tennessee, Inc. a Michigan Corporation, its General Partner

BY: _____
Mason Boze
Division Controller

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mason Boze., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself / herself to be the Division Controller of Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership, By Pulte Homes Tennessee, Inc. a Michigan Corporation, its General Partner, the within named bargainor, a partnership and that he / she as such Division Controller for the General Partner, executed the foregoing instrument for the purpose therein contained.
Witness my hand and official seal, this the 14th day of September 2026

Sharon Kelly
Notary Public
My Commission Expires:
(SEAL)

SHARON KELLY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2030

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Heather Bankston, 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 to law on 9/14/26 (date of document).

Affiant Signature

9/14/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of September, 2026.

SHARON KELLY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-22-2030

Notary Signature

My commission expires: _____