Record & Return to:
Victory Title & Escrow, LLC
2615 Medical Center Pkwy
Suite 1560
Murfreesboro, TN 37129

VT2609005J

This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

Karen Johnson
Batch # 1480521
10/05/2026 09:34:08 AM
Fees: $23.00 Taxes: $2,497.50
Davidson County
DEEDWARR
4 pgs
20261005-0091327

WARRANTY DEED

GRANTOR: BELLVUE 1 HOLDINGS LLC, A NEW YORK LIMITED LIABILITY COMPANY

GRANTEE: VICO PICCININI

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($675,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **BELLVUE 1 HOLDINGS LLC, A NEW YORK LIMITED LIABILITY COMPANY** has bargained and sold and does hereby bargain, sell, convey, and confirm unto **VICO PICCININI, A MARRIED MAN,** the following described real estate, being more fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 135 on the Plan of Cross Timbers, Section 3 of record in Plat Book 4175, Page 21, 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 the same property conveyed to Bellvue 1 Holdings, LLC, a New York limited liability company, by Warranty Deed from John J. Milone, II, dated 1/28/2022 and recorded 4/18/2022 in Instrument No. 20220418-0044234; and being the same property previously conveyed to John J. Milone, II, unmarried, by Warranty Deed from Beverly Sue Morris, unmarried, dated 9/22/2020 and recorded 9/24/2020 in Instrument No. 20200924-0110108, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Vico Piccinini,** his heirs and assigns forever. And I do covenant with the said **Vico Piccinini,** that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And I do further covenant and bind myself, my successors, and assigns, to warrant and forever defend title to said land to **Vico Piccinini,** his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 15 DAY OF September, 2026.

Bellvue 1 Holdings LLC, a New York Limited Liability Company

By: John J Milone II
John J. Milone, II, Sole Member

STATE OF New York
COUNTY OF Bronx, NY

On this 15th day of September, 2026 before me, personally appeared **Bellvue 1 Holdings LLC, a New York Limited Liability Company By: John J. Milone, II, Sole Member,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

EDWARD GBEKIE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GB0019972
Qualified in Bronx County
Commission Expires January 17, 2028

Notary Public
My Commission Expires: 01/17/2028
Notarized remotely using audio-video communication technology via proof.

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($675,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this _____ day of September, 2026.

Notary Public
My Commission Expires: _____

Map/Parcel ID: 142-02-0-132.00

PROPERTY ADDRESS:7401 Harrow Drive Nashville, TN 37221

SEND TAX BILLS TO NEW OWNER: Vico Piccinini 35 Driftwood Circle Pacifica, CA 94044

WITNESS OUR HANDS THIS _____ DAY OF September, 2026.

Bellvue 1 Holdings LLC, a New York Limited Liability Company

By: _____
John J. Milone, II, Sole Member

STATE OF _____
COUNTY OF _____

On this _____ day of September, 2026 before me, personally appeared **Bellvue 1 Holdings LLC, a New York Limited Liability Company By: John J. Milone, II, Sole Member,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

_____
Notary Public
My Commission Expires: _____

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($675,000.00),** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Vico Piccini
Affiant

Subscribed and sworn to before me, this 15th day of September, 2026.

Gail C Vincent
Notary Public
My Commission Expires: _____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

Map/Parcel ID: 142-02-0-132.00

PROPERTY ADDRESS:7401 Harrow Drive Nashville, TN 37221

SEND TAX BILLS TO NEW OWNER: Vico Piccinini 35 Driftwood Circle Pacifica, CA 94044

Certificate of Authenticity

I, Gail C. Vincent 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 September 15, 2026

Gail C Vincent

Affiant Signature

9/15/2026
Date

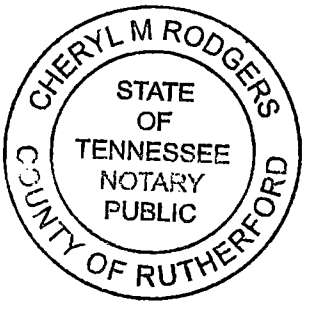
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2026.

Cheryl M Rodgers

Notary's Signature



My Commission Expires: 11-21-2027
Date

Notary's Seal (if on paper)