Karen Johnson Davidson County
Batch# 1480645 DEEDWARR
10/05/2026 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20261005-0091499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

File No. AP-26-3847

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert Patrick Castiglia and Lauren Kristina Cassell	**New Owner**	
(NAME)	(NAME)	072-16-2O-001.00-CO
1505A Wayne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ardian Petollari, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Patrick Castiglia and Lauren Kristina Cassell, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in Davidson County, Tennessee, and being Unit A of 1505 Wayne Drive, a horizontal property regime with private elements, a planned unit development, as established by that Declaration of Covenants, Conditions, and Restrictions for 1505 Wayne Drive, of record in Instrument 20250630-0051340, and being depicted at Exhibit B of said Declaration, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy R. Dromgoole, unmarried by Warranty Deed from Timothy W Potter and spouse, Julie Potter of record in Book 10069, Page 996, Register's Office for Davidson County, Tennessee, dated May 30, 1996 and recorded on June 3, 1996.

Being part of the same property conveyed to Ardian Petollari, a married man by Warranty Deed, from Nancy R. Dromgoole, an unmarried woman, of record in Instrument No. 20250331-0023881, Register's Office for Davidson County, Tennessee, dated March 28, 2025 and recorded in March 31, 2025.

The subject property was never the principal residence of the Grantor or his spouse.

This is property more commonly known as 1505A Wayne Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, 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 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.

Effective the 11th day of September, 2026.

Ardian Petollari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of September, 2026, before me personally appeared Ardian Petollari, 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 11th day of September, 2026.

Notary Signature
My commission expires:

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Certificate of Authenticity

I, Alli Pinkston, 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 11, 2026**.

Date

Alli P

Affiant Signature

10/1/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **October**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

