This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1126096 DEEDWARR
04/23/2024 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240423-0029179

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Salvatore F. Pizzolato, Trustee Maria L. Pizzolato, Trustee PIZZOLATO REVOCABLE LIVING TRUST dated April 2, 2024 1907 Richard Jones Road Nashville, TN 37205	SAME	117-15-0E-002.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this April 23, 2024.

Matthew Sholar
Notary Public

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

My Commission Expires: 3-18-28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, SALVATORE F. PIZZOLATO, who is one and the same as SAL PIZZOLATO, and MARIA L. PIZZOLATO, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to SALVATORE F. PIZZOLATO and MARIA L. PIZZOLATO, Trustees of the PIZZOLATO REVOCABLE LIVING TRUST, dated April 2, 2024, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 4-23, 2024.

By: _____
SALVATORE F. PIZZOLATO

Maria L. Pizzo
MARIA L. PIZZOLATO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SALVATORE F. PIZZOLATO and MARIA L. PIZZOLATO, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 23, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit 2 as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Richard Jones at Oriole Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(B), et seq., of record as Instrument No. 20171019-0107058, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set form in said Declaration.

Being the same property conveyed to Isabel Ross, an unmarried woman by Warranty deed from James D. Wamble and Alisa S. Wamble, husband and wife of record in Instrument No. 20181024-0105353 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 24, 2018.

William Dale, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Isabel Dale.

Being the same property conveyed to SALVATORE F. PIZZOLATO, and MARIA L. PIZZOLATO, husband and wife, by Warranty Deed of record from ISABEL DALE f/k/a ISABEL ROSS, married, in Instrument No. 20220425-0047271, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1907 Richard Jones Road, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 April 23, 2024 (date of document).

Signature

4-23-24
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of April, 2024.

Notary Public
My Commission expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028