Prepared by
Record and Return to
Chapman and Rosenthal Title, Inc.
[illegible]

WARRANTY DEED

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson
Batch # 1313050
08/21/2025 10 41 49 AM
Fees $13 00 Taxes $17,112 50
20250821-0066967

Davidson County
DEEDWARR
2 pgs

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,625,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS Andrew J Mazzoni and Virginia B Mazzoni	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
(NAME) 6201 Bresslyn Road	(NAME) NEW OWNER	115-12-0-080 01
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **Derrick Salter and Candice Salter, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew J. Mazzoni and Virginia B. Mazzoni** husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of West Meade Farms, Inc., Section F, of record in Plat Book 1835, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Marengo St. Investments, LLC, a Tennessee limited liability company by Warranty Deed from Top of the Hill Enterprises LLC, a Tennessee limited liability company of record in Instrument No. 20220202-0012547, Register's Office for Davidson County, Tennessee, dated January 31, 2022 and recorded on February 02, 2022.

Being the same property conveyed to Derrick Salter and Candice Salter, husband and wife by Quitclaim Deed from Marengo St. Investments LLC, a Tennessee limited liability company of record in Instrument No. 20230127-0006453, Register's Office for Davidson County, Tennessee, dated January 19, 2023 and recorded on January 27, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6201 Bresslyn Rd Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

Witness my hand this 14th day of August, 2025.

Derrick Salter

Candice Salter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Derrick Salter and Candice Salter**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of August, 2025.

Notary Public

My Commission Expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON