Karen Johnson
Batch # 1323349
09/17/2025 10:23:37 AM
Fees: $13.00 Taxes: $2,090.50

Davidson County
DEEDWARR
2 pgs

20250917-0074173

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2025. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Wade Wilkinson and Vanessa Wilkinson	NEW OWNER	072 11 1F 001.00
(NAME)	(NAME)	
2317 Pennington Avenue	2317 Pennington Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William Conrad Mazzota, married**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Wade Wilkinson and Vanessa Wilkinson, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2317A of HOMES AT 2317 PENNINGTON AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2317 PENNINGTON AVENUE, a Horizontal Property Regime, of record in Instrument Number 20171129-0121951, Scrivener's Affidavit recorded in Instrument No. 20200311-0027105 and amendment recorded in Instrument No. 20200317-0029543 , in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William Conrad Mazzota, an unmarried person, by Warranty Deed from Nashville Now Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20200615-0061187, in the Register's Office of Davidson County, Tennessee, dated June 03, 2020, and recorded on June 15, 2020. The above described property is not the principal marital residence of the Grantor and his spouse.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2317 Pennington Avenue, Nashville, TN 37216
(House No.) (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.

Effective the 5th day of September, 2025.

William Conrad Mazzota

STATE OF California

COUNTY OF Alameda

On this 5th day of Sep, 20 25, before me personally appeared William Conrad Mazzota, 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 (or person's) free act and deed.

Notary Public

Printed Name: the undersigned Bishnu Bhandari

My Commission Expires: Jan 16 2029

BISHNU BHANDARI
Notary Public - California
Contra Costa County
Commission # 2507334
My Comm. Expires Jan 16, 2029

RETURN TO: