Karen Johnson
Batch # 1343455
11/12/2025 08 38 16 AM
Fees $32 00 Taxes $0 00

Davidson County
DEEDWARR
6 pgs

20251112-0089765

WARRANTY DEED

MAIL RECORDED DEED TO:

MARTIN C KRISTAL
HARRINGTON, FOXX, DUBROW & CANTER LLP
535 N BRAND BLVD., SUITE 800,
GLENDALE, CA 91203

OWNER (SEND TAX BILLS TO):

KAREN E ZAMBON, TRUSTEE
6644 BROOKMONT TERRACE
NASHVILLE, TN 37205

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN E ZAMBON, TRUSTEE OF THE FRANCIS R ZAMBON AND KAREN E ZAMBON LIVING TRUST dated May 13, 2011 (herein, "Grantor"), whose address is 6644 Brookmont Terrace, Nashville, TN 37205, hereby sells, transfers and conveys to (a) KAREN E ZAMBON, TRUSTEE, or any successors in trust, under THE KAREN E ZAMBON SURVIVOR'S TRUST, CREATED UNDER THE FRANCIS R ZAMBON AND KAREN E ZAMBON LIVING TRUST dated June 8, 2024 and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, and (b) KAREN E ZAMBON, TRUSTEE, or any successors in trust, under THE ZAMBON FAMILY SPRINKLING TRUST, CREATED UNDER THE FRANCIS R ZAMBON AND KAREN E ZAMBON LIVING TRUST dated June 8, 2024 and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, as tenants in common (together herein, "Grantee"), each of whose address is 6644 Brookmont Terrace, Nashville, TN 37205, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee

SEE EXHIBIT A ATTACHED HERETO

Property street address 6644 Brookmont Terrace, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises, that the same are free of all encumbrances except those appearing of record, that Grantor has good right to sell and convey the same to Grantee as aforesaid, and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever

PIN NO· 129-14-0-003 00

This Instrument Prepared By REGINALD P HARRION, ESQ
C/O U S DEEDS, P A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(viii) as it is a transfer executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust.

WITNESS my hand and seal this 4 day of Nov., 2025.

GRANTOR:

The Francis R Zambon and Karen E. Zambon Living Trust dated May 13, 2011

Karen E. Zambon

Karen E Zambon, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)

COUNTY OF Los Angeles)

On 11.4.25, before me, Charles Vaughn, Notary Public, personally appeared Karen E. Zambon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS ~~my hand and official~~ seal

(Seal)

CHARLES VAUGHN
Notary Public - California
Los Angeles County
Commission # 2503780
My Comm. Expires Nov 16, 2028

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $ 0

Grantee:

The Karen E. Zambon Survivor's Trust, created under The Francis R Zambon and Karen E Zambon Living Trust dated June 8, 2024

Karen E Zambon

Karen E Zambon, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)
County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 4 day of Nov, 2025, by Karen E. Zambon, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal

Signature of Notary Public

[Affix Notary Seal]

CHARLES VAUGHN
Notary Public - California
Los Angeles County
Commission # 2503780
My Comm. Expires Nov 16, 2028

Grantee:

The Zambon Family Sprinkling Trust, created under The Francis R Zambon and Karen E Zambon Living Trust dated June 8, 2024

Karen E. Zambon

Karen E Zambon, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)
County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 4 day of Nov, 2025, by Karen E. Zambon, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

Witness my hand and official seal

Signature of Notary Public

[Affix Notary Seal]

CHARLES VAUGHN
Notary Public - California
Los Angeles County
Commission # 2503780
My Comm. Expires Nov 16, 2028

EXHIBIT A

[Legal Description]

Being Lot No. 12 on the Plan of West Meade Park, Section 1, as of record in Book 2900, pages 103 and 104, Register's Office for said County, described as follows

Beginning at a point in the westerly margin of Brookmont Terrace at the common corner of lot Nos 11 and 12, thence with the line between said two lots, westerly 224 feet to the easterly margin of Lot No 26; thence with the line between the Lot Nos 26, 27, and 12, southerly 240 7 feet to a point; thence South 78 degrees 17' east 305 feet to the westerly margin of Brookmont Terrace, thence with same, northerly around a slight curve 205 7 feet to the beginning

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance, the same being a deed to the within Grantor and Francis R Zambon, Trustee of The Francis R Zambon and Karen E. Zambon Living Trust dated May 13, 2011, recorded in the Register's Office for Davidson County, Tennessee, as Instrument No 20110613-0045157 on June 13, 2011 Francis R Zambon, also known as Francis Rodney Zambon aka Mark James, passed away on June 8, 2024, as which time Karen E Zambon became the sole trustee of the trust

PIN NO: 129-14-0-003 00

STREET ADDRESS:

6644 Brookmont Terrace, Nashville, TN 37205

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 036121

1 Decedent's Legal Name			2 Sex	3 Date of Death
FRANCIS RODNEY ZAMBON AKA MARK JAMES			MALE	06/08/2024
4 Time of Death (Approx.)	**5a Age**	**6 Date of Birth**	**7 Birthplace**	
08 01 AM	83	11/29/1940	HOUSTON TX	
8a Place of Death				
DECEDENT'S HOME				
8b Facility Name		**8c City or Town**	**8d County of Death**	
6644 BROOKMONT TERRACE		NASHVILLE	DAVIDSON	
9 Marital Status	**10 Surviving Spouse** (name prior to first marriage)	**11a. Decedent's Usual Occupation**	**11b Kind of Business/Industry**	
MARRIED	KAREN ELAINE TAYLOR	COMPOSER	MUSIC	
12 Social Security Number	**13a Residence-State or Foreign Country**	**13b County**	**13c City or Town**	
[illegible] 0597	TENNESSEE	DAVIDSON	NASHVILLE	
13d Street and Number	**13e Inside City Limits?**	**13f Zip Code**	**14 Was Decedent ever in US Armed Forces?**	
6644 BROOKMONT TERRACE	YES	37205	YES	
15 Decedent's Education	**16 Decedent of Hispanic Origin?**	**17 Decedent's Race**		
BACHELOR'S DEGREE	NO, NOT SPANISH/HISPANIC/LATINO	WHITE		
18 Father's Name		**19 Mother's Name Prior to First Marriage**		
GALLIANO ZAMBON		MILDRED EVANS		
20a Informant's Name	**20b Relationship to Decedent**	**20c. Mailing Address**		
KAREN ELAINE ZAMBON	WIFE	6644 BROOKMONT TERRACE, NASHVILLE, TN 37205		
21a Method of Disposition	**21b Place of Disposition**	**21c Location**		
ENTOMBMENT	MEMORIAL PARK FUNERAL HOME &	MEMPHIS, TN		
22a. Signature of Funeral Director	**22b License Number**	**22c Signature of Embalmer**	**22d. License Number**	
▶ /e/ GRACE ANNE DEAL	20481	▶ /e/ DONNET E BULLARD	6351	
23a Name and Address of Funeral Home			**23b License Number**	
HARPETH HILLS MEMORY GARDENS, FUNERAL HOME AND CREMATION CENTER, 9090 HIGHWAY 100, NASHVILLE, TN 37221-			849	
24 Registrar's Signature		**25 Date Filed**		
▶ /e/ EDWARD G BISHOP III		06/13/2024		

26 Certifier

26a ☒ **PHYSICIAN** – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE TIME AND PLACE AND DUE TO THE CAUSE(S) AND MANNER STATED
26b ☐ **MEDICAL EXAMINER** – ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION IN MY OPINION, DEATH OCCURRED AT THE DATE TIME AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

27a Certifier	27b License Number	27c Date Signed
▶ /e/ MILLARD D COLLINS	37790	06/11/2024

27d Name and Address
MILLARD D COLLINS 1005 DR D.B TODD JR BLVD, NASHVILLE, TN 37208

28 Part I ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a MULTIPLE MYELOMA	YEARS
	b LIVER CARCINOMA	YEARS
	c	
	d	

Part II OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a Was an Autopsy Performed? NO

29b Were Autopsy Findings Available to Complete the Cause of Death?

30 Manner of Death	31 Did Tobacco Use Contribute to Death?	32. If Female
NATURAL	UNKNOWN	N/A

33 If Transportation Injury, Specify	34a Date of Injury	34b Time of Injury	34c Injury at Work?	34d Place of Injury
	34e Describe How Injury Occurred			34f Location of Injury

PH-1659E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar

Edward G Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued Jun-13-2024

016384632

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE