Karen Johnson
Batch # 1343456
11/12/2025 08 40 01 AM
Fees $32 00 Taxes $0 00

Davidson County
DEEDWARR
6 pgs

20251112-0089766

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, under 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: 13 Music Square East, Nashville, TN 37221

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 093-13-0-133 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., 20 25.

GRANTOR:

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

Karen E Zambon

Karen E Zambon, Trustee

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Karen E Zambon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of The Francis R. Zambon and Karen E Zambon Living Trust, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained

Witness my hand and official seal this 4 day of Nov, 20 25

[Affix Notary Seal]

~~SIGNATURE~~ OF NOTARY PUBLIC
My commission expires: Nov 16 2028

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

& all attached acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 } S.S.

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 upon 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

Signature _____ (Seal)

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

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____

Document Date: _____ Number of Pages. _____

Signer(s) other than named above _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)
TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint Of Signer
Top of thumb here

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)
TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

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)

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

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]

Land in Davidson County, Tennessee, being Lot No 7 on the Plan of O B Hayes' Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville, TN

Said Lot No 7 fronts 50 feet on the westerly side of Music Square East, formerly 16th Avenue South, formerly Belmont Avenue and runs back between parallel lines, 150 feet, more or less, to an alley

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 20110613-0045156 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: 093-13-0-133 00

STREET ADDRESS:

13 Music Square East, Nashville, TN 37221

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