Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Warranty Deed

Karen Johnson Davidson County Batch # 1356691 DEEDWARR 12/11/2025 10 20 23 AM 2 pgs Fees $13 00 Taxes $4,070 00 20251211-0098550	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00. Affiant Subscribed and sworn to before me, this the 9th day of December, 2025 Notary Public My commission expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows.	Send Tax Bills To.	Map/Parcel Numbers.
Kristine A Mattina and Dominic A. Mattina	Rocket Mortgage, LLC	072-04-0B-001 00-CO
1512A Shelton Avenue	1050 Woodward Avenue	
Nashville, TN 37216	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TROY EZEKIEL STOKES AND TROY MICHAEL CASSEL, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTINE A. MATTINA AND DOMINIC A. MATTINA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A of Fifteen-Twelve Shelton Avenue, A Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220114-0006045, in the Register's Office for Davidson County, Tennessee, and as depicted in Exhibit "B" of the Declaration to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Troy Ezekiel Stokes and Troy Michael Cassel, Married by Warranty Deed from Dennis Meehan, Married of record in Instrument No. 20230620-0046540, Register's Office for Davidson County, Tennessee, dated June 16, 2023 and recorded on June 20, 2023.

The execution of this instrument is affected by the signature of Troy Michael Cassel, as Attorney-in-Fact for Troy Ezekiel Stokes, which Power of Attorney is recorded in Book Instrument No. 20251211-0098549, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1512A Shelton Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2025.

Troy Ezekiel Stokes by Troy Michael Cassel, Attorney-In-Fact

Troy Michael Cassel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Troy Michael Cassel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Troy Ezekiel Stokes, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Troy Ezekiel Stokes

Witness my hand and seal this 9th day of December, 2025.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-29

Notary Public

My Commission Expires: 1·22·29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Troy Michael Cassel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2025.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-29

Notary Public

My Commission Expires: 1·22·29