THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251252905** Karen Johnson Davidson County Batch# 1362016 DEEDWARR 12/29/2025 12:38:30 PM 3 pgs Fees: $18.00 Taxes: $1,239.50 20251229-0102839	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Jennifer Russell Affiant Subscribed and sworn to before me, this 18th day of December, 2025. L Hahn Notary Public My Commission Expires: LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-05-2029

WARRANTY DEED

Address New Owner: Elliott Fenton and Veronica Fenton 3126 Fyffe Ln Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-09-0A-753.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Josephine Raneri n/k/a Josephine R. Postiglione, an unmarried woman and Anthony Stephen Raneri, a married man** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elliott Fenton and Veronica Fenton, Married**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 636 as shown on the plan of Section Two, Phase Eight, Lenox Village, of record as Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Josephine Raneri, unmarried woman by Warranty Deed from Philip D. Fallin and Olivia A. Fallin of record in Instrument No. 20200306-0025341 Register's Office for Davidson County, Tennessee, dated March 05, 2020 and recorded on March 06, 2020.

Being the same property conveyed to Josephine Raneri, unmarried woman, and Anthony Stephen Raneri, unmarried man, as Tenants in common by Quitclaim Deed from Josephine Raneri, unmarried woman of record in Instrument No. 20200713-0076496 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 13, 2020.

Anthony Stephen Raneri warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070413-0044640, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Master Restrictive Covenants of record in Instrument Number 20020315-0032825 and Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382, in the Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
Easements for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument Number 20010918-0100850 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20020628-0078164 and 20051213-0149579, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easements of record in Instrument Number 20010918-0100849 and Instrument No. 20010918-0100851, in the Register's Office for Davidson County, Tennessee.
Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument Number 20150817-0082475 and Instrument 20150817-0082476, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20020722-0087469, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument Number 20100323-0021675, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20060310-0028270 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3126 Fyffe Ln Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18th day of December, 2025.

Josephine Raneri n/k/a Josephine R. Postiglione

Anthony Stephen Raneri

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Josephine Raneri n/k/a Josephine R. Postiglione and Anthony Stephen Raneri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th 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

Certificate of Authenticity

I, Danielle Watson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/18/25.
Date

D. Watson
Affiant Signature

12/18/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 18th day of December, 2025.

L Hahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029