RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-36701-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1381676 DEEDWARR
02/17/2026 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260217-0012231

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of February 2026

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary C. Del Mazo and Thomas E. Del Mazo 7040 Bonnamere Drive, Hermitage, TN 37076	Same address as new owner	074-08-0-204.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 Dollars ($ 300,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Scott Nelsen and wife, Sarah Nelsen**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Zachary C. Del Mazo and Thomas E. Del Mazo, tenants in common with rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 1039 on the Plan of Section Ten, Hermitage Hills & a Resubdivision of a portion of Hermitage Hills, Sec. 7, of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott Nelsen and wife, Sarah Nelsen, from Mary Nelsen, nka Mary Ely, unmarried, by Warranty Deed dated April 2, 2019 and recorded April 5, 2019 in Instrument #20190405-0031039, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 7040 Bonnamere Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13 day of February, 2026

GRANTOR(S)

Scott Nelsen

Sarah Nelsen

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Scott Nelsen and Sarah Nelsen, 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 and seal, this the 13 day of February, 2026.

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: _____

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES AUGUST 31, 2027

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES AUGUST 31, 2027

Tennessee Certification of Electronic Document

I, Justin Foster 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 2-13-26 (date of document).

Affiant Signature

2-13-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 of Feb, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027