Karen Johnson Davidson County
Batch# 1392370 DEEDWARR
03/12/2026 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20260312-0019816

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39096-02-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me this 12th day of March, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Everett Neely 2672 Avery Park Drive Nashville, TN 37211	Old National Bank PO Box 918 Evansville, IN 47706	Map and Parcel No.: 173090A77500CO

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, Emily Elizabeth Oney n/k/a Emily Piazza, married woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Everett Neely, unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2672 Avery Park Drive, Nashville, TN 37211.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 11th day of March, 2026.

GRANTOR:

Emily Piazza
Emily Elizabeth Oney n/k/a Emily Piazza

Austin Piazza, spouse of Grantor, joins in the execution of this instrument for the express purpose of conveying to Grantee all of his interest, marital or otherwise, in the subject property.

Austin Piazza
Austin Piazza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Elizabeth Oney n/k/a Emily Piazza, and Austin Piazza 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 11th day of March, 2026.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 658 as shown on plat of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Emily Elizabethy Oney, an unmarried woman, by deed dated April 17, 2020 from Courtney A. Jones n/k/a Courtney A. J. Williams, married, of record in Instrument No. 20200421-0041517, Register's Office for Davidson County, Tennessee.

Emily Elizabeth Oney having since married Austin Piazza, and now being known as Emily Piazza.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two of Phase Eight, Lenox Village, as recorded in Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 and Supplemental Declaration recorded in Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825 and Supplemental recorded in Instrument No. 20021226-0158459, and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.
7. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No's. 20010918-0100849; 20010918-0100850; 20010918-0100851 and 20010918-0100852, Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No's. 20020628-0078164 and 20051213-0149579, Register's Office for Davidson County, Tennessee.
9. Easement for Right of Way, recorded in Instrument No. 20130916-0097049, Register's Office for Davidson County, Tennessee.
10. Easement for Drainage and Maintenance Agreement for Detention Facilities, recorded in Instrument No's. 20150817-0082475 and 20150817-0082476, Register's Office for Davidson County, Tennessee.
11. Restrictive Covenant for Detached Structure of record in Instrument No. 20090311-0022116, Register's Office for Davidson County, Tennessee.
12. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/11/26 (date of document).

Affiant Signature

3/12/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

