Prepared by:
Land Title, Inc.
Settlement Agent
Licensed in: TN

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454003

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Mecklenburg

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2026.

Notary Public
My Commission Expires: 04/2

Karen Johnson
Batch # 1415156
05/04/2026 10:24:11 AM
Fees: $13.00 Taxes: $1,313.50

Davidson County
DEEDWARR
2 pgs

20260504-0039360

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Shugart Akins and Carolyn Dunn Akins 13 Annandale Nashville, TN 37215	New Owner	Tax Parcel ID No. 161 06 0A 107.00

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, **Daniel Zambanini and Erin Vrana, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Shugart Akins and Carolyn Dunn Akins, husband and wife,** ("Grantees"), their 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 UNIT 107 ON THE PLAN OF OAKHILL TOWNHOMES, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record as Instrument No. 20070614-0071397; Supplemental in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Zambanini and Erin Vrana, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Michael T. Myers, unmarried, of record in Instrument No. 20220506-0052425, in the Register's Office of Davidson County, Tennessee, dated May 3, 2022, and recorded May 6, 2022.

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 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKHILL TOWNHOMES PHASE 2, as recorded in Instrument No. 20070911-0108866.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070614-0071397, and Supplementals recorded in Instrument No. 20080325-0030014.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070205-0014422; Instrument No. 20070404-0040188.

Common Open Space Deed recorded as Instrument No. 20080909-0092190.

This is improved property located at 1530 Hamden Drive 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, Grantor has executed this instrument on this 29th day of April, 2026.

Daniel Zambanini

Erin Vrana

STATE OF NORTH CAROLINA)
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Zambanini and Erin Vrana, 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 29th day of April, 2026.

Notary Public
My Commission Expires: 04/22/2030

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030