This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-8924-SL

Karen Johnson Davidson County
Batch# 1420882 DEEDWARR
05/14/2026 03:24:30 PM 5 pgs
Fees: $28.00 Taxes: $1,757.50
20260514-0043616

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2026.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Warren Hilton and Robert S. Browne 6924 Somerset Farms Circle Nashville, TN 37221	Guild Mortgage Company LLC PO Box 818009 Cleveland, OH 44181	141 07 0B 059.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James Zaccari, a married man, and Steven Zaccari and Laura Zaccari, Trustees of the Steven and Laura Zaccari Living Trust dated March 1, 2019** (individually and/or collectively, "Grantor"), transfer and convey unto **Michelle Warren Hilton, a single woman, and Robert S. Browne, a married man, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 111 on the FIRST REVISION SECTION THREE SOMERSET FARMS, according to the plat thereof, recorded in Plat Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven Zaccari and Laura Zaccari, Trustees of the Steven and Laura Zaccari Living Trust dated March 1, 2019, by Quitclaim Deed from Steven J. Zaccari, a married man, of record in Instrument No. 20190314-0023499, in the Register's Office of Davidson County, Tennessee, dated March 01, 2019, and recorded on March 14, 2019.

Being the same property conveyed to James M. Zaccari, a married man and Steven J. Zaccari, a married man, by Warranty Deed from Nathan D. Nash and Mary Hamilton Nash, husband and wife, of record in Instrument No. 20080303-0020725, in the Register's Office of Davidson County, Tennessee, dated February 29, 2008, and recorded on March 03, 2008.

This Instrument executed on behalf of James Zaccari and Steven Zaccari and Laura Zaccari, Trustees of Steven and Laura Zaccari Living Trust dated March 1, 2019 ("Principal") by Deborah Carpenter pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 202605140043615, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **6924 Somerset Farms Circle, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 13th day of May, 2026.

GRANTOR:

James Zaccari by Deborah Carpenter, his attorney-in-fact

James Zaccari by Deborah Carpenter, his Attorney-In-Fact

Steven and Laura Zaccari Living Trust dated March 1, 2019

By:_____
Steven Zaccari, Trustee

By:_____
Laura Zaccari, Trustee

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Zaccari and Laura Zaccari, Trustees of Steven and Laura Zaccari Living Trust dated March 1, 2019, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2026.

_____
Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Carpenter the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of James M. Zaccari ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 13th day of May, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26

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, their heirs and assigns forever; and we do covenant with the said Grantee that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 13th day of May, 2026.

GRANTOR:

_____
James Zaccari by Deborah Carpenter, his Attorney-In-Fact

Steven and Laura Zaccari Living Trust dated March 1, 2019

By:_____
Steven Zaccari, Trustee

By:_____
Laura Zaccari, Trustee

STATE OF ~~TENNESSEE~~ Oregon A.M.
COUNTY OF Marion

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Zaccari and Laura Zaccari, Trustees of Steven and Laura Zaccari Living Trust dated March 1, 2019, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2026.

OFFICIAL STAMP
ANTONIO JESUS MARAVILLA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1049748
MY COMMISSION EXPIRES JULY 11, 2028

Antonio J. Maravilla
Notary Public
My Commission expires: 7-11-2028

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Carpenter the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of James M. Zaccari ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 13th day of May, 2026.

_____
Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed
From: James Zaccari and Steven Zaccari and Laura Zaccari, Trustees of Steven and Laura Zaccari Living Trust dated March 1, 2019
To: Michelle Warren Hilton and Robert S. Browne

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Deborah A. Carpenter
Affiant

WITNESS my hand and seal at office this 13th day of May, 2026.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/13/2026 (date of document).

Emma Howard
Affiant Signature

5/13/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13 day of May, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL