Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 122 01 0A 495.00

Karen Johnson Davidson County
Batch # 1421598 DEEDWARR
05/18/2026 09:15:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260518-0044122

WARRANTY DEED

Property Address & New Owner:
CARMELO J. RIZZO or
NORMA K. DUNLAP, Trustees of the
RIZZO DUNLAP REVOCABLE LIVING TRUST
132 Antler Ridge Circle
Nashville, TN 37214

Mail Tax Statement to:
Carmelo J. Rizzo
Norma K. Dunlap
1619 Flanders Court
Franklin, TN 37067

The GRANTORS, **NORMA KAY DUNLAP and CARMELO JOSEPH RIZZO, wife and husband,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

CARMELO J. RIZZO or NORMA K. DUNLAP,
Trustees of the RIZZO DUNLAP REVOCABLE LIVING TRUST,
dated May 6, 2026

The RIZZO DUNLAP REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A Unit in Davidson County, Tennessee, being Unit No. 84 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, of record in Instrument No. 20070725-0089975, said Register's Office (the "First Supplement" and the original Declaration being collectively referred to as the "Declaration"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhome of record in Instrument No. 20020904-0107261, said Register's Office. The easements,

restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement, appearing at Page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at Page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to NORMA KAY DUNLAP and CARMELO JOSEPH RIZZO, wife and husband, by Warranty Deed of record at Instrument No. 20210701-0089572 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 6th day of May, 2026, by the undersigned.

NORMA KAY DUNLAP

CARMELO JOSEPH RIZZO

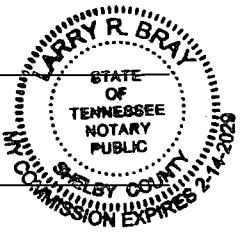
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **NORMA KAY DUNLAP** and **CARMELO JOSEPH RIZZO**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 6th day of May, 2026.

NOTARY PUBLIC



My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

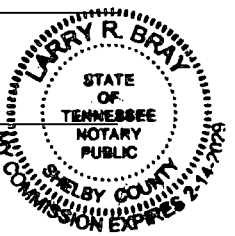
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is ~~Ten~~ Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 6th day of May, 2026.

NOTARY PUBLIC



My Commission Expires: _____