Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1424937
05/26/2026 11:06:05 AM
Fees: $13.00 Taxes: $2,123.80

Davidson County
DEEDWARR
2 pgs

20260526-0047461

Warranty Deed

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Lancaster

The actual consideration or value, whichever is greater, for this transfer is $574,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2026.

Notary Public

My commission expires: 09/28/2028

Commonwealth of Pennsylvania - Notary Seal
BARBARA M JONES - Notary Public
Lancaster County
My Commission Expires September 28, 2028
Commission Number 1373229

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Emily Johnson and Christine Mariskanish	NEW OWNER	073-13-0W-002.00-CO
2726 Mailan Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAMIAN FAZZOLARI AND ALLISON AQUINO-FAZZOLARI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY JOHNSON, UNMARRIED WOMAN, AND CHRISTINE MARISKANISH, UNMARIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Declaration Establishing a Horizontal Property Regime for the Townhomes at 2724 Mailan Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Townhomes at 2724 Mailan Drive a Horizontal Property Regime with Private Elements of record in Instrument No. 20200413-0038288, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate property description

Being the same property conveyed to Damian Fazzolari and Allison Aquino-Fazzolari, husband and wife by Warranty Deed from Urban Dwell Homes, GP, a Tennessee General Partnership of record in Instrument No. 20220214-0016858 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 14, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2726 Mailan Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of May, 2026.

Damian Fazzolari

Allison Aquino-Fazzolari

STATE OF Pennsylvania
COUNTY OF Lancaster

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Damian Fazzolari and Allison Aquino-Fazzolari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of May, 2026.

Commonwealth of Pennsylvania - Notary Seal
BARBARA M JONES - Notary Public
Lancaster County
My Commission Expires September 28, 2028
Commission Number 1373229

Notary Public Barbara M Jones

My Commission Expires: 09/28/2028