This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $ 782,000.00

Affiant

Subscribed and sworn before me this the 8 day of July, 2026.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1447227 DEEDWARR
07/14/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,893.40
20260714-0063683

WARRANTY DEED

Address of New Owner:
Albert Tomassoni
Alexandra Rose Bertone
1016 Lexington Dr.
Brentwood, TN 37027

Send Tax Bill to:
Movement Mortgage
8024 Calvin Hall Rd.
Indian Land, SC 29707

Tax Information:
083-05-0-255.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON PATE AND ELIZA PATE, HUSBAND AND WIFE HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALBERT TOMASSONI, UNMARRIED, AND ALEXANDRA ROSE BERTONE, UMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Williamson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 and the southerly 15 feet of Lot 39 on the Plan of Edgewood, E. T. Brown's Subdivision of the Bransford Place, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 and the southerly part of Lot No. 39 front together 65 feet on the easterly side of North 12th Street and runs back with the northerly margin of Edgewood Place, 200 feet to an alley and measures 65 feet thereon.

Being the same property conveyed to Jason Pate and Eliza Pate, husband and wife, by deed dated 06/15/2009, from Jason Pate and Eliza Pate, who acquired title incorrectly as Elizabeth Pate, husband and wife, of record in Instrument No. 20090630-0060595, Register's Office for said County.

Also being the same property conveyed to Jason Pate and wife, Elizabeth Pate by deed dated 05/11/2007, from Lara K. Kuhlman, unmarried, of record in Instrument No. 20070515-0057852, Register's Office for said County.

This instrument is executed by Alexis Grigsby as Attorney-in-Fact for Eliza Pate, which Power of Attorney is recorded in Instrument No 202607140063681 Register's Office for Davidson County, Tennessee.

This instrument is executed by Alexis Grigsby as Attorney-in-Fact for Jason Pate, which Power of Attorney is recorded in Instrument No 202607140063682 Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1016 Lexington Dr., Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8 day of July, 2026.

Jason Pate by Alexis Grigsby Attorney in Fact
Jason Pate by Alexis Grigsby as Attorney-in-Fact

Eliza Pate by Alexis Grigsby Attorney in Fact
Eliza Pate by Alexis Grigsby as Attorney-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Alexis Grigsby with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason Pate and Eliza Pate by Specific POWER OF ATTORNEY dated June 30, 2026, and who acknowledged that he executed the same as the free act and deed of Jason Pate and Eliza Pate.

Witness my hand and official seal this 8 day of July, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/8/26. (date of document).

Affiant Signature

7/13/26
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202607140063683