WARRANTY DEED

Karen Johnson Davidson County
Batch# 1448895 DEEDWARR
07/17/2026 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260717-0064989

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

aprobledo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-21-2029

(AFFIX SEAL)

SHELEY W. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vincent Louis Faccinto and Jennifer Lynn Faccinto, Trustees, or their successors in interest, of the VLFirsTrust, dated February 21, 2025, and any amendments thereto	New Owners	072-07-0-016.00
(NAME)	(NAME)	
1219 Kirkland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Douglas Richard Dennis, Individually and as Executor of the Estate of Patricia Ann Cornett**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Vincent Louis Faccinto and Jennifer Lynn Faccinto, Trustees, or their successors in interest, of the VLFirsTrust, dated February 21, 2025, and any amendments thereto**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 7, on the plan of the Resubdivision of Lots 26, 27, 28, and the east 50 feet of Lot No. 29, Inglewood Place, of record in Book 4660, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 7 fronts 67 feet on to northerly side of Kirkland Avenue and runs back between parallel lines 189.75 feet to a line in the rear which measures 67 feet thereon.

Being the same property conveyed to Chester P. Cornett and wife, Patricia A. Cornett, Trustees under the Chester P. & Patricia A. Cornett Joint Caring Trust by Warranty Deed from David R. Walker, unmarried, dated 02/10/1998, of record in Book 10794, Page 172, Register's Office for Davidson County, Tennessee.

The said Chester P. Cornett died on 01/29/2016, and the said Chester P. & Patricia A. Cornett Joint Caring Trust have been revoked by the Order of Court, as evidenced in Docket No. 2016-PR-157, in the Chancery Court for Sumner County, Tennessee, and Certification of Trust recorded in Instrument No. 20160606-0056900, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia A. Cornett by Quit Claim Deed from Patricia A. Cornett, Trustee, dated 06/03/2016, of record in Instrument No. 20160606-0056902, Register's Office for Davidson County, Tennessee.

The said Patricia A. Cornett died testate on February 19, 2026, devising subject property to Douglas Richard Dennis, as Executor of the Estate of Patricia A. Cornett, deceased, as evidenced in File No. 26-PR-163 (Will Book 90, Page 520), Probate Court Clerk's Office for Rutherford County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1219 Kirkland Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 14th day of July, 2026.

Douglas Richard Dennis, Executor of the Estate of Patricia Ann Cornett

By: Douglas Richard Dennis
Douglas Richard Dennis, Executor

Douglas Richard Dennis
Douglas Richard Dennis

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Richard Dennis, the Executor of the Estate of Patricia Ann Cornett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained as Executor of the Estate of Patricia Ann Cornett.

Witness my hand and Official seal this 14th day of July, 2026.

Notary Public:
My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Richard Dennis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of July, 2026.

Notary Public:
My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 July 14, 2026

A R Steelman

Affiant Signature

7/16/2026

Date

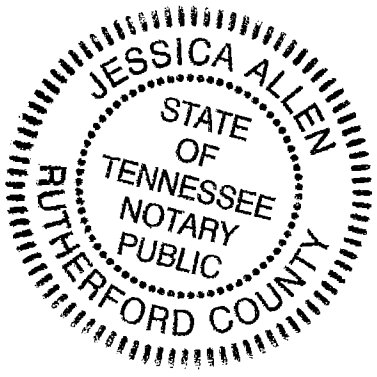
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16th day of July, 2026.

Notary Public

(SEAL)



My Commission Expires: 05-20-2029

900