THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755187** Karen Johnson Davidson County Batch# 1452823 DEEDWARR 07/30/2026 04:01:30 PM 3 pgs Fees: $18.00 Taxes: $936.10 20260730-0070462	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $253,000.00. Affiant Subscribed and sworn to before me, this 27th day of July, 2026. Notary Public My Commission Expires: 11/15/28

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Michelle Marie Cohn 7234 Althorp Way Unit U-7 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-12-0D-435.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leonard V. Dinoia and Maria E. Dinoia, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Michelle Marie Cohn, a married woman** ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit U-7 as shown on Exhibit "B1" and "B6" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit "A" and "B2" of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Leonard V. Dinoia and Maria E. Dinoia, husband and wife by Warranty Deed from Jennifer Marciano, unmarried of record in Instrument No. 20140624-0055272, dated May 29, 2014, and recorded June 24, 2014, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Subject to all matters shown on the Plan of record in Instrument No. 20050322-0031182 and Revised in Instrument No. 20061103-0136911, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315- 0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No.

Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005132, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405 and Instrument No. 20220228-0022407, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.

Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

Quitclaim Deed(s) for common areas of record in Instrument No. 20020501-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of Sanitary Sewers and/or Storm drainage Water mains and Appurtenances in favor of the Metropolitan Government of Nashville record in Instrument No. 20030923-0140666 and Instrument No.20040310-0027422, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7361, Page 230, Instrument No. 20050822-0099609, and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common area to Lenox Village Neighborhood Association, Inc of record in Instrument Number 20180416-0035579, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7234 Althorp Way Unit U-7 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of July, 2026.

Leonard V. Dinoia

Maria E. Dinoia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leonard V. Dinoia and Maria E. Dinoia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 7/29/26.

Affiant Signature – Joshua A. Terry

7/29/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/29/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27