BRITTNEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson BW

The actual consideration or value, whichever is greater, for this transfer is $860,000.00.

Affiant

Subscribed and sworn to before me this 17th day of August, 2026.

Notary Public

My commission expires: 11-8-2027

Karen Johnson Davidson County
Batch# 1462487 DEEDWARR
08/20/2026 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20260820-0077787

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rico Martinez and Storm Cornelius-Martinez	New Owner	102-04-0E-002.00-CO
6531 Mercomatic Ct		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Warren Franzetti and Monica T. Franzetti (FKA Monica Trainor), husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Rico Martinez and Storm Cornelius-Martinez, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 6529B on the Plan of Holton Townhomes Corporation, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200114-0005153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Warren Franzetti, an unmarried man, and Monica Trainor, an unmarried woman, joint tenants with right of survivorship by Warranty Deed from Wahidi Construction L.L.C., a Tennessee limited liability company of record in Instrument No. 202210110111654 Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 11, 2022.

This is [X] improved [ ] unimproved property known as 6531 Mercomatic Ct, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 17th day of August, 2026.

Warren Franzetti

Monica T. Franzetti

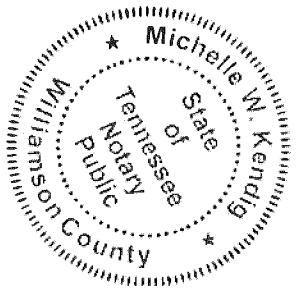
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Warren Franzetti and Monica T. Franzetti, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of August, 2026.

Notary Public
My Commission Expires: 9/19/27

Lenders Title Company File No. TN-2604129-7524



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8-17-26.

Date

Affiant Signature

8-17-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of August, 2026

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CAROLINE SEVIER HALE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-02-2030