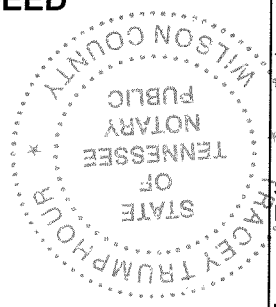
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1476775 DEEDWARR
09/23/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,023.05
20260923-0088427

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson (Tr)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,499.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mallory Scherzinger	Old National Bank	044-09-0B-064.00
(NAME)	(NAME)	
2309 Patrick Avenue	1201 Demonbreun St	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37203	
(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 Zola Rentals, LLC, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Mallory Scherzinger, a single person, 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 Unit No. 64, Phase 1 on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402 and 20200116-0005698, and Attorney's Certificate in Instrument No. 20200406-0036201, and furhter amended in Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036, Register's Office for Davidson County, TennesseeRegister's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.
Being the same property conveyed to Zola Rentals, LLC, a Tennessee limited liability company by Quit Claim Deed from Melina Hanson Gilliland f/k/a Melina Hanson, unmarried woman, dated 04/29/2025, recorded in Instrument 202504300033299, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melina Hanson, unmarried woman by Warranty Deed from Ethan Reed Brown, a single man, dated 10/07/2022, recorded in Instrument 202210110111296, Register's Office for Davidson 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 ☒ 2309 Patrick Avenue, Old Hickory, TN 37138

(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 21 day of September, 2026.

Zola Rentals, LLC

By: Melina Gilliland

Melina Gilliland, member

By: [signature]

Andrew Gilliland, Jr., member

State of ~~Tennessee~~ South Carolina

County of ~~Wilson~~ Charleston

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Melina Gilliland and Andrew Gilliland Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the managing members of the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Melina Gilliland and Andrew Gilliland Jr., as such members.

Witness my hand and Official seal this 21 day of September, 2026.

[signature]

Notary Public:

My Commission Expires: 5-28-2030

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 September 23, 2026.

Lissa Groom
Affiant
Date: 9/23/2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of September, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

202609230088427