WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires on 02/05/2030

Karen Johnson
Batch # 1478642
09/29/2026 10:09 AM
Fees: $13.00 Taxes: $684.50

Davidson County
DEEDWARR
2 pgs

20260929-0089986

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John S. Abruzzino	**Guild Mortgage Company, LLC**	
(NAME)	(NAME)	**119 10 0A 118.00**
118 Prescott Pl	**P.O. Box 1788**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Springfield, OH 45501**	
(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 consideration, the receipt of which is hereby acknowledged, **THE RICHARD AND MARGARET PRASS LIVING TRUST DATED JUNE 17TH, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN S. ABRUZZINO, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit 118 on the Plan of PRESCOTT PLACE CONDOMINIUMS, a horizontal property regime, of record in Plat Book 6200, Page 257, as supplemented in Plat Book 6250, Page 537, Register's Office for said County, which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard L. Prass and Margaret Prass, Trustees of The Richard and Margaret Prass Living Trust dated June 17th, 2020, by Quitclaim Deed from Richard L. Prass and wife Margaret J. Prass, of record in Instrument No. 20200626-0069572, in the Register's Office of Davidson County, Tennessee, dated June 17, 2020 and recorded on June 26, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PRESCOTT PLACE CONDOMINIUMS, as recorded in Plat Book 6200, Page 257, and supplemented in Plat Book 6250, Page 537.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PRESCOT PLACE CONDOMINIUMS of record in Book 6615, Page 743, as amended in Book 6639, Page 416, and Book 6779, Page 691; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Charter for Prescott Place Homeowners' Association, Inc. recorded as Book 6773, Page 168.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **118 Prescott Pl, Nashville, Tennessee 37211**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 25 DAY OF SEPTEMBER, 2026.

The Richard and Margaret Prass Living Trust dated June 17th, 2020

BY: _____
Brian G. Prass
Trustee

BY: _____
Natalie J. Prass
Trustee

BY: Carrie Nicole Schwickardt
Carrie N. Schwickardt
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian G. Prass, Natalie J. Prass, and Carrie N. Schwickardt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are is the Trustees for the Richard and Margaret Prass Living Trust dated June 17th, 2020, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Shira Kingrey
Notary Public
My Commission Expires: _____
(SEAL)

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 09/25/26.

Affiant Signature September 28, 2026

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 28th day of September, 2026.

Dana Delworth