Karen Johnson
Batch # 1479006
10/01/2026 09:09:26 AM
Fees: $13.00 Taxes: $6,826.50

Davidson County
DEEDWARR
2 pgs

20261001-0090414

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,845,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/29/2026. NOTARY PUBLIC MY COMMISSION EXPIRES

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 11817-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jessica S. Wild and Alan J. Wild		117-15-3G-001.00-CO
4103A Oriole Place	New Owner	
Nashville, TN 37215		

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,

David John Masino and Julie Denise Masino, Co-Trustees of Masino Family Living Trust u/a/d May 2, 2014

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica S. Wild and Alan J. Wild, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 A of Homes at 4103 Oriole Place, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4103 Oriole Place, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220222-0019745, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4103 Oriole Place, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220222-0019745 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to David John Masino and Julie Denise Masino, Co-Trustees of The Masino Family Living Trust U/A/D May 2, 2014 by Warranty Deed from White Pines Building Group, LLC, a Tennessee limited liability company of record in Instrument No. 20240103-0000528 Register's Office for Davidson County, Tennessee, dated December 29, 2023 and recorded on January 03, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4103A Oriole Place Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my hand on September 28, 2026.

Masino Family Living Trust u/a/d May 2, 2014

By: _____
David John Masino, Trustee

By: _____
Julie Denise Masino, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named David John Masino and Julie Denise Masino, Co-Trustee of the Masino Family Living Trust u/a/d May 2, 2014, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal, this September 28, 2026.

_____
Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 11817-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027