THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260955703

STATE OF TENNESSEE NL)
COUNTY OF DAVIDSON ~~)~~ Sumner)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

The actual consideration or value, whichever is greater, for this transfer is: $665,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of October, 2026.

Notary Public
My Commission Expires: 3-28-2028

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/2028

Karen Johnson Davidson County
Batch # 1482374 DEEDWARR
10/08/2026 09:14:59 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50
20261008-0092405

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marissa Pizzini 355 Barrywood Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147-09-0-054.00

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, **Mark A. Gregory and Valerie R. Gregory, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Marissa Pizzini, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 86, as shown on the map entitled A Re-Subdivision of part of Crievewood, of record in Plat Book 2330, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK A. GREGORY AND VALERIE R. GREGORY, HUSBAND AND WIFE, by deed from CALEB R. KNOX AND DANIELLE KNOX F/K/A DANIELLE M. BOUDREAUX, of record in Instrument No. 20191211-0127707, dated December 10, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 147-09-0-054.00.

Matters shown on the Plan of record in Plat Book 2330, page 90, said Register's Office.

This is improved property located at 355 Barrywood Drive 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 ~~7th~~ 5th day of October, 2026. NK

Mark A. Gregory

Valerie R. Gregory

STATE OF TENNESSEE NK)
COUNTY OF ~~DAVIDSON~~ Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark A. Gregory and Valerie R. Gregory, 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 ~~7th~~ 5th day of October, 2026. NK

Notary Public

My Commission Expires: 3/28/2028

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/2028