THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249944**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00 Affiant Subscribed and sworn to before me, this 4th day of March, 2025. Notary Public My Commission Expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1242928 DEEDWARR
03/04/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20250304-0016321

WARRANTY DEED

Address New Owner: Brittney Elisabeth Goldfarb and Aaron Jacob Noparstak 1112B Biltmore Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 12 0P 002.00

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, **Shannon Hunt, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittney Elisabeth Goldfarb and Aaron Jacob Noparstak, wife and husband** ("Grantees"), its 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 Unit B of BILTMORE COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20121228-0119972, 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 Biltmore Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20121228-0119972, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Shannon Hunt, by Warranty Deed from GW Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20131217-0127326, in the Register's Office of Davidson County, Tennessee, dated December 16, 2013 and recorded on December 17, 2013.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BATTERY PARK, as recorded in Plat Book 1130, Page 103.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20121228-0119972.

Charter for Biltmore Cottages Corporation recorded as Instrument No. 20121228-0119971.

This is improved property located at 1112B Biltmore Drive Nashville TN 37204

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 4th day of March, 2025.

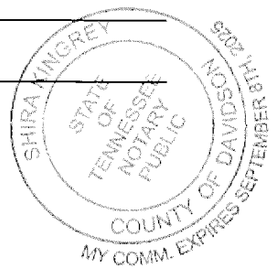
Shannon Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shannon Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Sondra Mowgey, 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 3-4-2025.

Date

Affiant Signature

3-4-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2025.

Notary's Signature

My Commission Expires: 9-7-2026

Date

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)