WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION SIX HUNDRED THOUSAND AND 00/100 (1,600,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 2-1-27

(AFFIX SEAL)

STEPHANIE A. GLENN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

Karen Johnson
Batch # 1307189
08/11/2025 10:20:46 AM
Fees: $13.00 Taxes: $5,920.00

Davidson County
DEEDWARR
2 pgs

20250811-0063456

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CAMERON CARVER AND ERIN CARVER (NAME)	Alcova Mortgage	**083 02 0 069.00**
1112 CHAPEL AVENUE NASHVILLE, TN 37206 (ADDRESS)	308 Market St. SE Roanoke VA 24011 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 6th day of August, 2025, the undersigned, **MICHAEL FIERRO AND KENT COLBURN, A MARRIED COUPLE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ERIN CARVER AND CAMERON CARVER, WIFE AND HUBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1112 CHAPEL AVENUE, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 15 and the Southerly Half of Lot Number 16 on the Plan of MAP OF SHARPE & HORN'S SUBDIVISION OF ELWOOD PLACE of record in Plat Book 332, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Fierro and Kent Colburn, by Warranty Deed from K&D Werks, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170227-0019524, in the Register's Office of Davidson County, Tennessee, dated February 21, 2017, and recorded on February 27, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of August, 2025.

GRANTOR: MICHAEL FIERRO

Michael Fierro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MICHAEL FIERRO**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 6th day of August, 2025.

Madelyn N. Reynolds
Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

GRANTOR: KENT COLBURN
BY: MICHAEL FIERRO, HIS ATTORNEY-IN-FACT

Kent Colburn by Michael Fierro his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **KENT COLBURN**, of record in the Davidson County Register of Deeds as Instrument Number 20250811-0063455 , and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of KENT COLBURN the within named Grantor, an Individual residing in the state of , and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 6th day of August, 2025.

Madelyn N. Reynolds
Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY