Karen Johnson Davidson County
Batch# 1307352 DEEDWARR
08/11/2025 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250811-0063716

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250751683

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $700,000.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2025.

Notary Public
My Commission Expires: 5-9-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy Kautz 2802A Paden Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 083-15-0E-001.00-CO

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, **Drew Dean and Jennifer Graham, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nancy Kautz, unmarried woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as Follows:

Unit No. A on the Plan of 2802 Paden Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160520-0050610, 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 Drew Dean and Jennifer Graham, husband and wife by Warranty Deed from Thomas Justin Kinsland, a married man of record in Instrument No. 20210722-0098862 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 21, 2021 and Scrivener's Affidavit recorded in Instrument No. 20210804-0105021.

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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 40, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160520-0050610, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of record in Instrument Number 20160601-0054918, in the Register's Office for Davidson County, Tennessee.

Easements for Ingress and Egress and dedicated roadway of record in Book 2956, Page 217, in the Register's Office for Davidson County, Tennessee.

EXPIRED:Restrictions of record in Book 1788, Page 445, Book 2963, Page 612, as amended in Book 3431, page 127, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 2802A Paden Drive Nashville TN 37206

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, Grantors have executed this instrument on this 11th day of August, 2025.

Drew Dean

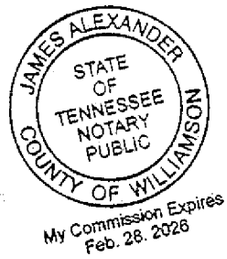
Jennifer Graham

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Drew Dean and Jennifer Graham, 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 11th day of August, 2025.

Notary Public
My Commission Expires:



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 11, 2025.

Affiant Signature

August 11, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of August, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27