Karen Johnson Davidson County
Batch# 1310302 DEEDWARR
08/15/2025 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20250815-0065000

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38781-07-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William C. Owen, II 1006 Scovel Street #8 Nashville, TN 37208	William C. Owen, II 1006 Scovel Street #8 Nashville, TN 37208	Map and Parcel No.: 081160O00800CO

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, Keenan Franklin Kolinsky and Casey Sandlin Kolinsky, husband and wife (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to William C. Owen, II, unmarried ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1006 Scovel Street, Unit #8, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of August, 2025.

GRANTORS:

Keenan Franklin Kolinsky

Casey Sandlin Kolinsky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keenan Franklin Kolinsky and Casey Sandlin Kolinsky, 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 13th day of August, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. 8 of Ludlow Row on 10th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Row on 10th, a Horizontal Property Regime, of record in Instrument No. 20170601-0054368, as corrected in Instrument No. 20171012-0104601, First Amendment in Instrument No. 20180626-0061478, Second Amendment in Instrument No. 20181130-0117111, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Site Plan attached as Exhibit B to the First Amendment to Declaration in Instrument No. 20180626-0061478, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keenan Franklin Kolinsky, an unmarried man, by deed dated May 31, 2019 from Cottingham Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20190604-0052834, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 8, 2025 of record in Instrument No. 20250220-0012612, Register's Office for Davidson County, Tennessee, Keenan Franklin Kolinsky conveyed subject property to Keenan Franklin Kolinsky and Casey Sandlin Kolinsky, husband and wife.

This conveyance is made subject to the matters set forth below:

1. 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.
2. 2025 city, county, and state taxes and assessments, which have been prorated by the parties and assumed by Grantee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Ludlow Row on 10th, of record in Instrument No. 20170601-0054368, as corrected in Instrument No. 20171012-0104601, First Amendment in Instrument No. 20180626-0061478, Second Amendment in Instrument No. 20181130-0117111, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the First Amendment to Declaration in Instrument No. 20180626-0061478, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement For Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20170818-0085055, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Public Right of Way of record in Instrument No. 20180627-0062074 and Instrument No. 20180627-0062075, Register's Office for Davidson County, Tennessee.
9. Declaration of Restrictions and Covenants For Stormwater Facilities and Systems of record in Instrument No. 20170612-0058589 and Instrument No. 20180706-0065557, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 13, 2025 (date of document).

Affiant Signature

8/14/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

202508150065000