THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952112** Karen Johnson Davidson County Batch# 1328686 DEEDWARR 10/01/2025 12:09:30 PM 3 pgs Fees: $18.00 Taxes: $2,775.00 20251001-0078174	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2025. Notary Public My Commission Expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

WARRANTY DEED

Address New Owner: Franklin Chou 309B McKennell Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 16 0C 004.00

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, **Ryan Culligan and Kathryn Marcario, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Franklin Chou, unmarried man**, ("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 No. D, as shown on the plan of MCKENNELL DRIVE TOWNHOMES, A CONDOMINIUM, a Horizontal Property Regime, Filed as Exhibit "B" to and Established by the Declaration of record in Instrument No. 20131007-0105114, and amended by Instrument Nos. 20140102-0000261 and 20150917-0094299, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and Condominium, the right and obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ryan Culligan, unmarried, and Kathryn Marcario, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Philip Scates and Evanne Scates, husband and wife, of record in Instrument No. 20200817-0092059, in the Register's Office of Davidson County, Tennessee, dated August 14, 2020 and recorded on August 17, 2020.

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 A RESUBDIVISION OF A PART OF LOT 113 BROWNSVILLE SUBDIVISION, DELANEY SUBDIVISION, SECTION I, as recorded in Plat Book 3500, Page(s) 129.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION / PARTITION, LOT 7, DELANEY SUBDIVISION, SECTION 1, as recorded in Instrument No. 20130815-0085806.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing MCKENNELL DRIVE TOWNHOMES, A CONDOMINIUM of record in Instrument No. 20131007-0105114, as Restated in Instrument No. 20140102-0000261 and Amended in Instrument No. 20150917-0094299; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility

easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20140102-0000074.

This is improved property located at 309B McKennell 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, Grantor has executed this instrument on this 30th day of September, 2025.

Ryan Culligan

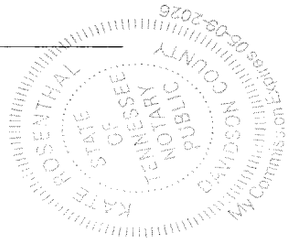
Kathryn Marcario

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Culligan and Kathryn Marcario, 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 30th day of September, 2025.

Notary Public
My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 09/30/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 09/30/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of September, 2025.

Notary's Signature

My Commission Expires: 