Prepared by
Record and Return to

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $298,000 00.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2025

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1333340
10/13/2025 10 02 54 AM
Fees $13 00 Taxes $1,102 60

Davidson County
DEEDWARR
2 pgs

20251013-0081445

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information·
Brandon M. Dove and Kristina A. Dove 131 Shadow Glen Drive Nashville TN 37211	New Owner	Tax Parcel ID No 161-16-0A-016 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, **Michael King, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon M. Dove and Kristina A. Dove, husband and wife**, ("Grantees"), their 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. 16, on the Horizontal Property Regime for The Townhomes of Shadow Glen, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected in Instrument No 20040317-0030572, amended in Instrument No 20040713-0083179, Instrument No. 20040720-0086706, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No 20041025-0128065 and Instrument No 20050520-0056887, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description

Being the same property conveyed to MICHAEL KING, by deed from GARRETT NELLO DICORPO AND TANNA DICORPO, HUSBAND AND WIFE, of record in Instrument No 20170112-0003443 , dated January 10, 2017 , said Register's Office.

Anna King joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 161-16-0A-016 00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Instrument No. 20040315-0029248, Instrument No 20040317-0030572, Instrument No. 20040720-0086706, Instrument No. 20040720-0086707, Instrument No. 20040713-0083179, Instrument No 20041021-0126776, Instrument No 20041025-0128065 and Instrument No 20050520-0056887, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8064, Page 815, said Register's Office.

Matters shown on the Plan of record in Plat Book 7900, page 38, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9640-881, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 9640, Page 873, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20030903-0127692, said Register's Office

Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, Page 831, amended in Instrument No 20000114-0004981, said Register's Office

Agreement for Grant of Utility Easement of record in Instrument No. 20040917-0112429, said Register's Office.

Easement granted to Comcast of Nashville, I, LLC, of record in Instrument No 20130517-0050094, said Register's Office.

This is improved property located at 131 Shadow Glen Drive Nashville TN 37211

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 10th day of October, 2025.

Michael King

Anna King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael King and Anna King, 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 10th day of October, 2025

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028