Prepared by

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

CRT File No. 250952260

Karen Johnson Davidson County
Batch # 1341546 DEEDWARR
11/03/2025 11 16 52 AM 2 pgs
Fees $13 00 Taxes $3,082 10

20251103-0087315

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $833,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2025

Notary Public
My Commission Expires

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 08, 2027

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information.
Brockton Sansing 503 Acklen Park Drive, Unit B Nashville TN 37205	New Owner	Tax Parcel ID No 104-01-4A-002 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, **Connor Sestak, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brockton Sansing, unmarried man**, ("Grantee"), his 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 "B" on the plan of Homes at 503 Acklen Park, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Homes at 503 Acklen Park, a Horizontal Property Regime with Private Elements of record in Instrument No 20160523-0051207, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to CONNOR SESTAK, by deed from JOHN JAMES F PARKER AND MORGAN PARKER, HUSBAND AND WIFE, of record in Instrument No. 20210625-0086616, dated June 23, 2021, said Register's Office

Alexis Gregg Sestak 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 104-01-4A-002 00 CO

Matters shown on the Plan of record in Plat Book 1130, page 55, 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 Instrument No 20160523-0051207, said Register's Office

This is improved property located at 503 Acklen Park Drive, Unit B Nashville TN 37205

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 31st day of October, 2025

Connor Sestak

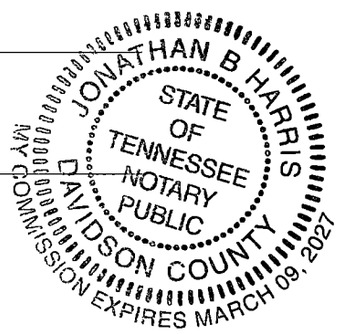
Alexis Gregg Sestak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Connor Sestak and Alexis Gregg Sestak, 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 31st day of October, 2025

Notary Public



My Commission Expires _____