THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF Tennessee) COUNTY OF Montgomery The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00 Affiant Subscribed and sworn to before me, this 14 day of November, 2025. Notary Public My Commission Expires: 9/15/27

Karen Johnson Davidson County
Batch# 1347732 DEEDWARR
11/18/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20251118-0091957

WARRANTY DEED

Address New Owner: Sean P. Huelskamp and Taylor Skoletsky 546 Stevenson Street Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-09-4U-002-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYLER RIGGS, A MARRIED MAN,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SEAN P. HUELSKAMP AND TAYLOR SKOLETSKY, HUSBAND AND WIFE, AS JOINT TENANTS** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 544 Stevenson Street Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 544 Stevenson Street Townhomes, a Horizontal Property Regime, of record in Instrument No. 20210409-0047591, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Tyler Riggs and Riggs Realty Group, Oklahoma limited liability company by Warranty Deed from George N. Curran, of record in Instrument No. 20210510-0062774, in the Register's Office of Davidson County, Tennessee, dated May 5, 2021 and recorded on May 10, 2021.

Being the same property conveyed to Tyler Riggs, married by Deed dated July 23, 2021 from Tyler Riggs and Riggs Realty Group, an Oklahoma Limited Liability Company, recorded September 3, 2021, in Instrument Number 202109030118849, in the Official Records of Davidson County, Tennessee.

Ainla R. Reilly joins the Grantor to convey any and all marital interest in said property.

This is improved property commonly known as: 546 Stevenson Street Nashville, TN 37209

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 14th day of November, 2025.

Tyler Riggs by Jennifer S. Ghanem - As Attorney in Fact

TYLER RIGGS BY JENNIFER S. GHANEM, AS ATTORNEY IN FACT

Ainla R. Reilly by Jennifer S. Ghanem - As Attorney in Fact

AINLA R. REILLY BY JENNIFER S. GHANEM, AS ATTORNEY IN FACT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JENNIFER S. GHANEM** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **TYLER RIGGS**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of November 2025.

TREVOR KELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2028

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JENNIFER S. GHANEM** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **AINLA R. REILLY**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of November 2025.

TREVOR KELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2028

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 11/14/25.

Affiant Signature – Joshua A. Terry

11/17/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 11/17/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27