WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $510,000 00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/08/2025 NOTARY PUBLIC MY COMMISSION EXPIRES 10/29/28

Karen Johnson
Batch # 1350013
11/24/2025 10 13 37 AM
Fees $13 00 Taxes $1,887 00
Davidson County
DEEDWARR
2 pgs
20251124-0093530

CHRISTINE MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 6182-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Nathan Alexander Rossol	New owner	091-06-0L-019 00CO
1028 Treaty Oaks Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

William Davis, Administrator of The Estate of Mikus Paipars and Mirdza Paipare, indvidually as heir

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Alexander Rossol, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No 19, as established in Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No 20141120-0107174, as amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160826-0089501, Instrument No. 20160922-0099884, Instrument No. 20180725-0072479, and Instrument No. 20190228-0018398, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mikus Paipars, a single man by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190212-0013260 Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on February 12, 2019.

Mikus Paipars, having died intestate on March 19, 2025, his interest in said property vesting in his sole heir at law, Mirdza Paipare, as shown in probate of record in Case No. 25P1140, Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING.

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1028 Treaty Oaks Drive Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand on September 8, 2025

The Estate of Mikus Paipars

By: _____
William Davis, Administrator

Mirdza Paipare by WD, Attorney-in-Fact
Mirdza Paipare by William Davis, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Davis, Administrator of the Estate of Mikus Paipars with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal, this September 8, 2025.

_____
Notary Public

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires 09/20/2027

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Davis,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Mirdza Paipare for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Mirdza Paipare and is authorized by Mirdza Paipare to execute this instrument on her behalf.

Witness my hand and official seal, this September 8, 2025

_____
Notary Public

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 09/20/2025

File #: 6182-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027