THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052544** Karen Johnson Davidson County Batch # 1351428 DEEDWARR 11/26/2025 10 41 45 AM 2 pgs Fees $13 00 Taxes $1,665 00 20251126-0094443	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $450,000 00 Affiant Subscribed and sworn to before me, this 25th day of November, 2025. Notary Public My Commission Expires HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner. Alexandra Farias Gomez and Steven Thayer Cunningham 1011 Linden Isle Drive Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No 093 11 0H 052.00

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, **Daniel Eli Bates, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexandra Farias Gomez and Steven Thayer Cunningham, wife and husband**, ("Grantees"), their 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. 511of MUSE, A PLANNED UNIT DEVELOPMENT WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing MUSE, A PLANNED UNIT DEVELOPMENT (a Horizontal Property Regime), of record in Instrument No 20200123-0008592, as being amended in Instrument No. 20211001-0132086, Instrument No. 20211208-0162784 and Instrument No 20240229-0014013, 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 the same property conveyed to Daniel Eli Bates, married, by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20220112-0003871, in the Register's Office of Davidson County, Tennessee, dated January 05, 2022 and recorded on January 12, 2022. Said property has never been the marital residence of Grantor

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

Taxes for the year 2026 and thereafter, not yet due and payable.

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 LINDSLEY PROPERTY, as recorded in Plat Book 21, Page 25

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 19, AND A PORTION OF LOTS 18, 20, AND 21 ON THE MAP OF LINDSLEY PROPERTY, as recorded in Plat Book 5210, Page 360.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20200123-0008592; as being amended in Instrument No. 20211001-0132086, Instrument No. 20211208-0162784 and Instrument No. 20240229-0014013.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200414-0038843.

Easement for Public Right of Way, recorded in Instrument No. 20200127-0009426.

Easement recorded in Instrument No 20210802-0103594.

Charter for Muse Owners Association, Inc., recorded as Instrument No. 20200123-0008589. Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983.

Facade Guidelines recorded in Book 7631, Page 606.

Ordinance No. 097-755 recorded in Book 10512, Page 464; Ordinance No. 097-754 recorded in Book 10512, Page 477; Ordinance No. BL2013-377 recorded in Instrument No. 20130903-0092714 and Ordinance No BL2005-875 recorded in Instrument No. 20130903-0092716.

This is improved property located at 65 Lindsley Avenue Apt 511 Nashville TN 37210

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 25th day of November, 2025

Daniel Eli Bates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Eli Bates, 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 25th day of November, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 06-09-2026