THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152766**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $879,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2025. Notary Public My Commission Expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-02-2027

Karen Johnson Davidson County
Batch# 1354668 DEEDWARR
12/05/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,252.30
20251205-0096960

WARRANTY DEED

Address New Owner: Zachary William Feinberg 517 Achievement Drive, Unit B Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090-16-0-178.00

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, **KDEN Homes, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary William Feinberg, a single 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 517 Achievement Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 517 Achievement Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240918-0072279, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to KDEN HOMES, LLC, by deed from ELLIS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20240717-0053958, dated July 15, 2024, said Register's Office.

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. 090-16-0-178.00.

Matters shown on the Plan of record in Plat Book 2663, page 122, said Register's Office.

Temporary Construction Easement of record in Instrument No. 20041009-0003642, 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. 20240918-0072279, said Register's Office.

This is improved property located at 517 Achievement Drive, Unit B Nashville TN 37209

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 5th day of December, 2025.

KDEN Homes, LLC

By: Brian Kennedy, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Brian Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of KDEN Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 5th day of December, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 12-5, 2025.

Affiant
Date: December 5 ,2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 day of December, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

