THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052514**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Montgomery (as) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2025. Notary Public My Commission Expires: 9/13/2028

ADDALITA STEPHENS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1356620 DEEDWARR
12/11/2025 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20251211-0098457

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Coadylynn Marie Ostrowski 2409A Albion Street Nashville TN 37208	New Owner	Tax Parcel ID No. 092 03 0D 002.00

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, **Kelly Ann Brumagin now known as Kelly Hodge, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Coadylynn Marie Ostrowski, A Single Woman,** ("Grantees"), its 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 No. A , together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for RESIDENCES AT 2409 ALBION of record as Instrument No. 20190822-0084276 and amended in Instrument No. 20191119-0119474 and Instrument No. 20200519-0051956, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly Ann Brumagin, unmarried, by Warranty Deed from Premier Real Estate Development & Investments Group, LLC, of record in Instrument No. 20200501-0045777, in the Register's Office of Davidson County, Tennessee, dated April 29, 2020 and recorded on May 01, 2020.

Kelly Ann Brumagin, having since married and is now known as Kelly Hodge. Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

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 HEFFERNAN PLACE, as recorded in Plat Book 161, Page 138.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190822-0084276, as amended in Instrument No. 20191119-0119474 and Instrument No. 20200519-0051956.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20191023-0108756.

Charter for Residences at 2409 Albion Homeowners' Association, Inc., recorded as Instrument No. 20190917-0094040.

This is improved property located at 2409A Albion Street Nashville TN 37208

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 8th day of December, 2025.

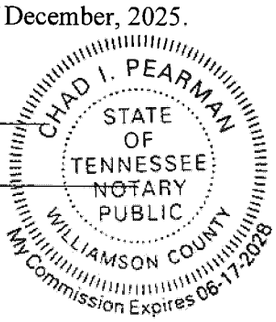
Kelly Ann Brumagin now known as Kelly Hodge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Ann Brumagin now known as Kelly Hodge, 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 8th day of December, 2025.

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 12/8/2025.

Affiant Signature – Joshua A. Terry

12/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/10/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27