This Instrument Prepared by and Return to.
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $300,000 00

Affiant

Subscribed and sworn before me this the 9th day of December, 2025

Notary Public
My commission expires.

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03 2026

Karen Johnson
Batch # 1356699
12/11/2025 10 31 02 AM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20251211-0098564

# WARRANTY DEED

| Address of New Owner | Send Tax Bill to. | Tax Information· |
|---|---|---|
| Reilly Kucko<br>5410 Louisiana Ave<br>Nashville, TN 37209 | NEW OWNER | 091-06-2F 002 00 |

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAIRE SWEET, A SINGLE WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **REILLY KUCKO, AN UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

A certain townhome located in Davidson County, Tennessee, being Unit B of Homes at 5410 Louisiana, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for Homes at 5410 Louisiana, a Horizontal Property Regime, of record in Instrument No 20180518-0047968, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit C to said Covenants, Conditions, and Restrictions, together with a percentage interest in the common elements and voting percentage as set forth in said Covenants, Conditions, and Restrictions

Being the same property conveyed to Claire Sweet, a single woman, by deed dated 06/17/2018, from Anthony McKay, married, of record in Instrument No. 20180619-0059121, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS _IMPROVED PROPERTY KNOWN AS 5410 Louisiana Ave , 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, their heirs, successors and/or assigns, forever Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 9th day of December, 2025

Claire Sweet

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Claire Sweet, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 9th day of December, 2025

My commission expires 05-15-2027

Notary Public

TREASURE ELIZABETH MERCHANT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154019405
MY COMMISSION EXPIRES MAY 15, 2027