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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 251252938**<br><br>Karen Johnson Davidson County<br>Batch # 1362971 DEEDWARR<br>12/30/2025 12:31:51 PM 2 pgs<br>Fees: $13.00 Taxes: $2,978.50<br>20251230-0103636 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $805,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of December, 2025.<br><br>Notary Public<br>My Commission Expires: |

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

# WARRANTY DEED

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| Address New Owner:<br>Paige Maloney<br>1813 Forest Avenue<br>Nashville TN 37206 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>083 10 0B 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, **Kevin Brice Dalton, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paige Maloney, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, TN, described as Unit "B" of 1811/1813 FORREST AVENUE TOWNHOMES, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown in Exhibit "A" to the Master Deed of record in Instrument No. 20070712-0082822, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1811/1813 FORREST AVENUE TOWNHOMES, Condominium Apartments contained in the Master Deed, as shown and described in Master Deed recorded in Instrument No. 20070712-0082822, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kevin Brice Dalton, an unmarried man, by Warranty Deed from Robben Ford, unmarried, and Kelly Roberts, married, of record in Instrument No. 20221121-0123252, in the Register's Office of Davidson County, Tennessee, dated October 28, 2022 and recorded on November 21, 2022.

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 PLAN OF LOCKELAND, as recorded in Plat Book 57, Page 135 and EGERTON SUBDIVISION, PART OF LOTS 87 & 88 ON THE PLAN OF LOCKLAND, as recorded in Plat Instrument No. 20011207-0135043.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1811/1813 Forrest Avenue Townhomes Condominium of record in Instrument No. 20070712-0082822; also subject to 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 building thereon. Charter for 1811/1813 Forrest Avenue Townhomes Homeowners Association recorded as Instrument No. 20070712-0082906.

This is improved property located at 1813 Forest Avenue Nashville TN 37206

**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 29th day of December, 2025.

Kevin Brice Dalton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Brice Dalton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2025.

Notary Public
My Commission Expires:

