THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251252996** Karen Johnson Davidson County Batch # 1364146 DEEDWARR 12/31/2025 11:45:10 AM 2 pgs Fees: $13.00 Taxes: $7,862.50 20251231-0104485	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,125,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2026. Notary Public My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: G & K Klein Revocable Trust 1003 Montrose Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 01 0 211.00

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, **Gavin Tarquinio and Lindsay Tarquinio, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **G & K Klein Revocable Trust, dated July 28, 2004, as amended**("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 Lot No. 139 and the Westerly 4 feet of Lot No. 140 on the Plan of MONTROSE PLACE, of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot 139 and the Westerly part of Lot No. 140 front together 54 feet on the Southerly side of Montrose Avenue and extend back 168.7 feet on the Westerly line and 170 feet, more or less, on the Easterly line to a 10 foot alley in the rear measuring 54 feet thereon.

Being the same property conveyed to Gavin Tarquinio and Lindsay Tarquinio, husband and wife, by Warranty Deed from Chanhaeng Rhee and Haeil Kwun, a married couple, of record in Instrument No. 20240909-0069098, in the Register's Office of Davidson County, Tennessee, dated September 06, 2024, and recorded on September 09, 2024.

Being the same property conveyed to Chanhaeng Rhee and Haeil Kwun, a married couple, by Warranty Deed from Matthew R. Bronleewe and Karin R. Bronleewe, Husband And Wife, of record in Instrument No. 20180215-0015010, in the Register's Office of Davidson County, Tennessee, dated February 14, 2018, and recorded on February 15, 2018.

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 MONTROSE PLACE, as recorded in Plat Book 57, Page(s) 93.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1003 Montrose Avenue Nashville TN 37204

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, 2026.

Gavin Tarquinio

Lindsay Tarquinio

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gavin Tarquinio and Lindsay Tarquinio, 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 29th day of December, 2026.

Jennifer R. Johnson
Notary Public
My Commission Expires: 08/29/27

JENNIFER R JOHNSON
State of Florida - Notary Public
Commission # HH 408604
My Commission Expires Aug. 29, 2027