THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1364156 DEEDWARR 12/31/2025 11:58:30 AM 3 pgs Fees: $18.00 Taxes: $2,516.00 20251231-0104498	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $680,000.00 Lili Vaught Affiant Subscribed and sworn to before me, this 29th day of December, 2025. Notary Public My Commission Expires:

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

WARRANTY DEED

Address New Owner: **Audrey Anne Wagner** 5615 Tennessee Avenue, Unit A, Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-06-4M-001-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH HUGHES, A SINGLE WOMAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AUDREY ANNE WAGNER, UNMARRIED** ("Grantee"), Grantee's 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. 5615 A, together with the appurtenant interest in the common elements of 5615 Tennessee Avenue Commons, a horizontal property regime with private elements established by Declaration in Instrument No. 20190304-0019775, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 2 on the Resubdivision of Lots 1522, and 124, Block 202 of The Map of Extension of Plan No. 1, West Nashville to the Morrow Road, of record in Instrument No. 20160204-0010787, Register's Office for Davidson County, Tennessee.**
>
> **Being the same property conveyed to Sarah Hughes, a single woman by Deed dated December 15, 2021 from L & S Development, LLC, a Tennessee Limited Liability Company, recorded December 20, 2021, in Instrument Number 202112200167880, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **5615 Tennessee Avenue, Unit A, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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.

SARAH HUGHES

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH HUGHES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Certificate of Authenticity

I Adde Dilworth, 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 December 29, 2025.

Date

Affiant Signature — 12/31/2025 Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 31st day of December, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY