THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152882** Karen Johnson Davidson County Batch# 1368013 DEEDWARR 01/09/2026 03:03:30 PM 3 pgs Fees: $18.00 Taxes: $5,494.50 20260109-0002303	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,485,000.00. Affiant Subscribed and sworn to before me, this 5th day of January, 2026. Notary Public My Commission Expires: 11/15/28 TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Brad Geoffroy and Elizabeth Geoffroy 160 2nd Avenue Unit 2205 Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 06 4E 058.00

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, **Samuel Blauer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brad Geoffroy and Elizabeth Geoffroy, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Unit 2205 of the 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM, together with an undivided 0.409% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948 and Assignment of Board Appointment Right recorded in Instrument No. 20240603-0040820, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to Samuel Blauer, unmarried, by Warranty Deed from John E. Kavanagh III and Kathleen M. Kavanagh, husband and wife, of record in Instrument No. 20250903-0070357, in the Register's Office of Davidson County, Tennessee, dated August 28, 2025 and recorded on September 03, 2025.

Being the same property conveyed to John E. Kavanagh III and Kathleen M. Kavanagh, by Special Warranty Deed from 151 Nashville Project LP, a Delaware Limited Partnership, of record in Instrument No. 20220909-0100923, in the Register's Office of Davidson County, Tennessee, dated August 30, 2022 and recorded on September 09, 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 UPPER FERRY PLAN, as recorded in Plat Book R, Page(s) 420.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHOWING EXCHANGE OF PROPERTY ON SOUTH FRONT STREET FOR BASIN ALLEY TRACK, as recorded in Plat Book 332, Page(s) 26.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION OF 151 FIRST AVENUE, as recorded in Plat Instrument No. 20190403-0030305.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 160 Second Avenue Private Residences Condominium of record in Instrument No. 20211229-0171494, as Amended and Restated in Instrument No. 20220425-0047381, and Amended in Instrument No. 20220525-0060949; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211229-0171493, as Amended and Restated in Instrument No. 20220425-0047380, as Amended in Instrument No. 20220525-0060948 and Assignment of Board Appointment Right recorded in Instrument No. 20240603-0040820.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20190312-0022309.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190320-0025463.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20190617-0058068.

Easement for Grant, recorded in Instrument No. 20201228-0153306.

Easement recorded in Instrument No. 20150824-0085132.

Regulatory Agreement as set forth in instrument recorded in Book 6461, Page 218.

Charter for 151 First Avenue Master Condominium Association, Inc. recorded as Instrument No. 20211220-0167931.

Charter for 160 Second Avenue Private Residences Condominium Association, Inc. recorded as Instrument No. 20211220-0167932.

This is improved property located at 160 2nd Avenue Unit 2205 Nashville TN 37201

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 5th day of January, 2026.

Samuel Blauer

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Miami-Dade)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Blauer, 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 5th day of January, 2026. By Physical Presence

Notary Public
My Commission Expires: 8-10-28

ROBERT SWACKHAMER
Notary Public - State of Florida
Commission # HH 571393
My Comm. Expires Aug 10, 2028
Bonded through National Notary Assn.

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 11/5/26.

Affiant Signature – Joshua A. Terry

11/8/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/8/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27