THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251253046**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2026. Notary Public My Commission Expires: 3·20·28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Tyler Williams & Allie Meeks and Walt Williams 1608 Marshall Hollow Drive Apt 303 Nashville TN 37203	Send Tax Bills To: CMG Mortgage 2160 Moores Mill Rd Auburn, AL 36830	Tax Information: Tax Parcel ID No. 105 11 2D 047.00

Karen Johnson Davidson County
Batch# 1372707 DEEDWARR
01/23/2026 06:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260123-0005538

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, **Kyle Corcoran, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Williams and Allie Claire Meeks, husband and wife, and Scott Williams, a married man, as tenants in common with the right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. A18-303 of SOUTHGATE CONDOS, A CONDOMINIUM DEVELOPMENT established pursuant to the provision 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 the Master Deed establishing Southgate Condos of record in Instrument Number 20180118-0005186, amended at Instrument No. 20190613-0057134 and supplemented in Instrument No. 20210303-0027897 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Kyle Corcoran, a Single Man, by Warranty Deed from Jessica White, an Unmarried Woman, of record in Instrument No. 20240226-0012984, in the Register's Office of Davidson County, Tennessee, dated February 22, 2024, and recorded on February 26, 2024.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 JOHN P. WILLIAMS ADDITION, as recorded in Plat Book 161, Page 70.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 8, JOHN P. WILLIAMS ADD, as recorded in Plat Book 5190, Page 148.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHGATE STATION, as recorded in Instrument No. 20171117-0118273.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170726-0075875 as amended in Instrument No. 20171130-0122369 as supplemented in Instrument No. 20210129-0013221.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180118-0005186 as amended in Instrument No. 20190613-0057134 and supplemented in Instrument No. 20210303-0027897.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160304-0021030.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20160304-0021056; Instrument No. 20160725-0076105; Instrument No. 20160725-0076119; Instrument No. 20160725-0076147; Instrument No. 20160725-0076198; Instrument No. 20160725-0076253 and Instrument No. 20180726-0072877.

Easement recorded in Instrument No. 20180730-0073898.

Charter for Southgate Station HOA, Inc. recorded as Instrument No. 20180118-0005184.

Charter for Southgate Condos HOA, Inc. recorded as Instrument No. 20180118-0005185.

This is improved property located at 1608 Marshall Hollow Drive Apt 303 Nashville TN 37203

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 14th day of January, 2026.

Kyle Corcoran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named Kyle Corcoran 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 14th day of January, 2026.

Shira Kingrey

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1/14/26. (date of document).

Affiant Signature

11/20/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

