Karen Johnson Davidson County
Batch # 1374563 DEEDWARR
02/02/2026 09:13:43 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20260202-0006813

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39040-01-2026	STATE OF TENNESSEE COUNTY OF ROBERTSON The actual consideration or value, whichever is greater, for this transfer is: $214,000.00 Affiant Subscribed and sworn to before me this day of January, 2026. Notary Public My Commission Expires:

KIM DEBERRY NOTARY PUBLIC TENNESSEE My Comm Exp. June 23, 2027 COUNTY OF ROBERTSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy Del Val 949 Patio Drive Nashville, TN 37214	GMG Mortgage, Inc. 3160 Crow Canyon Rd Suite 400 San Ramon, CA. 94583	Map and Parcel No.: 108030A03200CO

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, Robert P. Mathews, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Nancy Del Val, a single woman, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 949 Patio Drive, Nashville, TN 37214. This has never been the principal residence of the Grantor.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 22ND day of January, 2026.

GRANTOR:

Robert P. Mathews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert P. Mathews, married, 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 22ND day of January, 2026.

Notary Public

My Commission Expires: 3/8/28

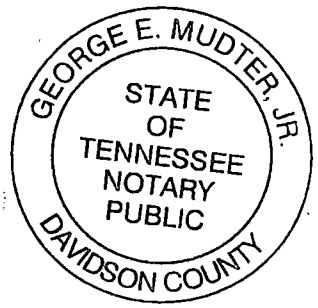


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 32, of Lot 20, on the Plan of Phase Two Condominium Site Plan, Section Three Patio Villa of record in Plat Book 5200, Page 495, amending Plat Book 5200, Page 494, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the the common elements of Patio Villa Condominiums, a horizontal property regime established by Master Deed of record in Book 5970, page 829, as re-recorded in Book 6014, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert P. Mathews, a married person, by deed dated October 30, 1995, from Marilyn H. Spicer (formerly Marilyn H. Gillette) and husband Emmett Stuart Spicer, of record in Book 9850, Page 257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State and County taxes for 2026, a lien, but not yet due and payable, and which have been assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Patio Villa Condominiums, of record in Book 5970, Page 829, re-recorded in Book 6014, Page 978, amendment to the By-Laws in Book 6406, Page 799, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Patio Villa Rules and Regulations in Book 7266, Page 827, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 5200, Page 495, amending Plat Book 5200, Page 494, Register's Office for Davidson County, Tennessee.