THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153157**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 23rd day of January, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1374666 DEEDWARR
02/02/2026 11:18:42 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00

20260202-0006927

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: Kuluk Family Trust 813B Knox Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 01 4V 002.00

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, **Vicki Osier D'Acosta, as Trustee of the 2015 Haley Osier Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron B. Kuluk and Shannon K. Kuluk, Trustees of the Kuluk Family Trust dated February 3, 2012,** ("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 Unit B of 813 KNOX AVENUE HOMES, a Planned Unit Development as shown an Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 813 Knox Avenue Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27.103(b) of record in Instrument Number 20160414-0035881, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Vicki Lynn Osier, Trustee of the 2015 Haley Osier Trust, by Quitclaim Deed from Gary Osier, of record in Instrument No. 20181204-0117950, in the Register's Office of Davidson County, Tennessee, dated November 14, 2018, and recorded on December 04, 2018.

Being the same property conveyed to Gary Osier, an Unmarried Man, by Warranty Deed from Aspen Construction Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180315-0024351, in the Register's Office of Davidson County, Tennessee, dated March 13, 2018, and recorded on March 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIRKWOOD GARDENS, as recorded in Plat Book 3106, Page 62.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160414-0035881.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3310, Page 350.

Quitclaim Deed in Instrument No. 20190726-0073620.

This is improved property located at 813B Knox 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 23rd day of January, 2026.

The 2015 Haley Osier Trust

Vicki Osier Dacosta

BY: Vicki Osier D'Acosta, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

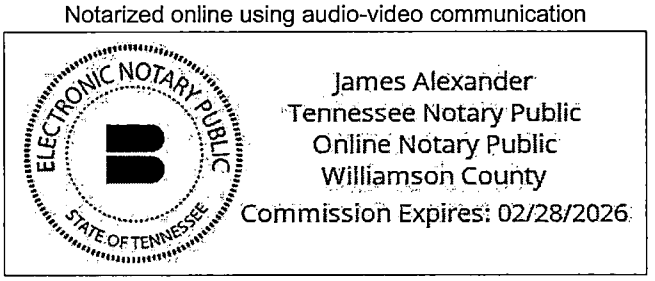
Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Vicki Osier D'Acosta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for The 2015 Haley Osier Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of January, 2026.

James Alexander

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication



Certificate of Authenticity

I, Shira Kingrey, 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 January 23, 2026.

Date

Affiant Signature

01/23/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of January, 2026.

Notary's Signature

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)