THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153198** Karen Johnson Davidson County Batch # 1374791 DEEDWARR 02/02/2026 03:21:33 PM 3 pgs Fees: $18.00 Taxes: $917.60 20260202-0007094	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $248,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2026. Notary Public My Commission Expires:

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Jeremy Owen and Hope Walker 900 19th Avenue South, Unit 507 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0B-056.00 CO

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, **James MacPhaille and Catherine MacPhaille, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeremy Owen and Hope Walker, husband and wife**, ("Grantees"), their 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. 507, on the Plan of University Square Condominium Apartments, of record in Plat Book 6900, page 124, 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 common elements of University Square Condominium Association , a horizontal property regime established by Master Deed of record in Book 7051, page 529, and amended in Book 7119, page 884, said Register's Office .

TOGETHER with and including parking space 14, Ground Level of said Condominium Development.

Being the same property conveyed to JAMES MACPHAILLE and CATHERINE MACPHAILLE, HUSBAND AND WIFE, by deed from JOHN SHEFFIELD AND CIGDEM SHEFFIELD, TRUSTEES OF THE SHEFFIELD FAMILY TRUST DATED 4/24/2013, of record in Instrument No. 20210607-0075808, dated May 28, 2021, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 092-16-0B-056.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 124, said Register's Office.

Master Deed of record in Book 7051, page 529 and amended in Book 7119, page 884, said Register's Office.

Grant of Public Utility Easement of record in Instrument No. 20130906-0094167, said Register's Office.

This is improved property located at 900 19th Avenue South, Unit 507 Nashville TN 37212

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 30th day of January, 2026.

James Macphaille
James MacPhaille

Catherine Macphaille
Catherine MacPhaille

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

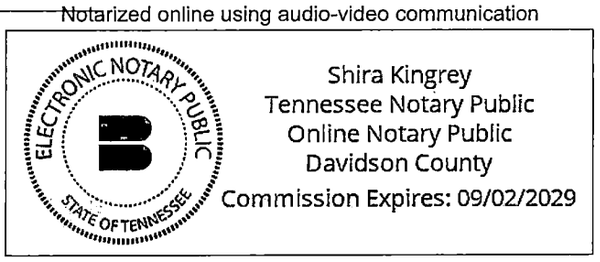
Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named, James MacPhaille and Catherine MacPhaille with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2026.

Shira Kingrey
Notary Public

My Commission Expires: _____

Notarized online using audio-video communication



Certificate of Authenticity

I, Jennifer Anderson, 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 30, 2026.

Date

Affiant Signature

January 30, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 20 26.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

