10-A

WARRANTY DEED

Karen Johnson
Batch # 1375661
02/04/2026 11:07:41 AM
Fees: $18.00 Taxes: $1,850.00
Davidson County
DEEDWARR
3 pgs
20260204-0007774

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF January, 2026

M. L. Schodrosk

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandra Waters and Nicholas Waters	Same as Owner	
(NAME)	(NAME)	
1721B Pecan St		081 02 4S 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CORE DEV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDRA WATERS AND NICHOLAS WATERS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Seventeen-TwentyOne Pecan Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Seventeen-TwentyOne Pecan Street, a Horizontal Property Regime, of record in Instrument 20240624-0046943, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Core Dev LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Skye Acquisitions LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240613-0044466, in the Register's Office of Davidson County, Tennessee, dated June 12, 2024, and recorded on June 13, 2024.

Being part of the same property conveyed to Skye Acquisitions LLC, a Tennessee limited liability company, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, of record in Instrument No. 20240327-0021417, in the Register's Office of Davidson County, Tennessee, dated March 22, 2024, and recorded on March 27, 2024.

Being part of the same property conveyed to Twanda L. Britton, by Quitclaim Deed from Tekeyah G. Johnson, of record in Instrument No. 20220111-0003432, in the Register's Office for Davidson County, Tennessee, dated December 27, 2021, and recorded on January 11, 2022. See Deed of Correction at Instrument No. 20240318-0018471, in the Register's Office.

Being part of the same property conveyed to Mr. Hollis Benjamin Britton, by Quit Claim Deed from Mr. Joseph C. Britton, Jr., a widowed male, of record in Instrument No. 20190730-0074737, in the Register's Office for Davidson County, Tennessee, dated June 7, 2019, and recorded on July 30, 2019. The said Mr. Hollis Benjamin Britton died November 24, 2020, intestate, leaving Tawanda L. Britton and Tekayah G. Johnson as the only heirs at law. See Affidavit of Heirships filed at Instrument No. 20220111-0003430 and 20220111-0003431, in said Register's Office. See Corrective Quitclaim Deed at Instrument No. 20240314-0017569, in the Register's Office.

Being part of the same property conveyed to Joseph C. Britton, Jr., by Quitclaim Deed from Nona Britton, un-married, of record in Book 11090, Page 246, in the Register's Office for Davidson County, Tennessee, dated August 26, 1998, and recorded on August 31, 1998.

Being part of the same property conveyed to Nona Britton, Unmarried, by Quitclaim Deed from Joseph C. Britton, Jr. and wife, Callie Medora Britton, of record in Book 8057, Page 593, as re-recorded in Book 8061, Page 339, in the Register's Office for Davidson County, Tennessee, dated February 8, 1989 and recorded on March 5, 1990.

Being part of the same property conveyed to Joseph C. Britton and wife, Callie Medora Britton, by Warranty Deed from T. C. Jones, Trustee and T. C. Jones, Individually and wife, Kathleen Jones, of record in Book 4593, Page 576, in the Register's Office for Davidson County, Tennessee, dated April 19, 1972 and recorded on April 19, 1972.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved _x_ property, known as 1721B Pecan St, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of January, 2026

CORE DEV, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: X _____
DANIEL NGUYEN, MEMBER

BY: X _____
BRENT KAKWITCH, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally Daniel Nguyen and Brent Kakwitch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members for Core Dev, LLC, Tennessee Limited Liability Company the within named bargainor, a limited liability company and that they as Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this 30th day of January, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

_____
Notary Public