WARRANTY DEED

Karen Johnson Davidson County
Batch# 1375765 DEEDWARR
02/04/2026 01:19:30 PM 5 pgs
Fees: $28.00 Taxes: $4,255.00
20260204-0007844

File No. EM-25-12142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph DeVivo and Barbara DeVivo	Joseph DeVivo and Barbara DeVivo	
(NAME)	(NAME)	
700 Brass Lantern Place	700 Brass Lantern Place	093-06-1C-103.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Alexander Janko and Abigail Janko, Trustees of The Abigail M. Janko Share Trust Under the Franklin B. Mead Revocable Trust Dated March 27, 1986,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph DeVivo and Barbara DeVivo, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real property in Davidson County, Tennessee, being Unit No. FU-2100, together with the appurtenant interest of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, amended and restated as Instrument No. 20050527-0060253, and further amended as Instrument Nos. 20090320-0025437, and 20120820-0074399, and 20260107-0001206 said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended.

Being the same property conveyed to Abigail M. Janko, Trustee of The Abigail M. Janko Share Trust U/A/A March 27, 1986 by Warranty Deed from Thomas R. Burkett, unmarried of record in Instrument No. 20220407-0040729 Register's Office for Davidson County, Tennessee, dated March 28, 2022 and recorded on April 07, 2022. The said "The Abigail M. Janko Share Trust U/A/A March 27, 1986" being one and the same as "The Abigail M. Janko Share Trust Under the Franklin B. Mead Revocable Trust Dated March 27, 1986."

This is property more commonly known as 555 Church Street, Apt. 2100, Nashville, TN 37219.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 29th (AS) day of January, 2026.

Alexander F. Janko and Abigail M. Janko,
Trustees of The Abigail M. Janko Share Trust
U/A/D March 27, 1986

By:_____
Alexander Janko, Trustee

By:_____
Abigail Janko, Trustee

STATE OF _____
COUNTY OF _____

On this____ day of January, 2026, before me personally appeared Abigail Janko, Trustee of The Abigail M. Janko Share Trust Under the Franklin B. Mead Revocable Trust Dated March 27, 1986, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires:

STATE OF TN
COUNTY OF DAVIDSON

On this 29 day of January, 2026, before me personally appeared Alexander Janko, Trustee of The Abigail M. Janko Share Trust Under the Franklin B. Mead Revocable Trust Dated March 27, 1986, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of January, 2026.

_____
Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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/our hand this 30th 20th (A) day of January, 2026.

Alexander F. Janko and Abigail M. Janko,
Trustees of The Abigail M. Janko Share Trust
U/A/D March 27, 1986

By:_____
Alexander Janko, Trustee

By: Abigail Janko, Trustee
Abigail Janko, Trustee

STATE OF _____
COUNTY OF _____

On this____ day of January, 2026, before me personally appeared Abigail Janko, Trustee of The Abigail M. Janko Share Trust Under the Franklin B. Mead Revocable Trust Dated March 27, 1986, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of January, 2026. See attached.

_____
Notary Signature
My commission expires:

STATE OF _____
COUNTY OF _____

On this____ day of January, 2026, before me personally appeared Alexander Janko, Trustee of The Abigail M. Janko Share Trust Under the Franklin B. Mead Revocable Trust Dated March 27, 1986, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires:

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of MONTEREY

On 1/28/2026 before me, HENRY OLIVER GREEN, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared ABIGAIL JANKO, TRUSTEE
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

HENRY OLIVER GREEN
Notary Public - California
Monterey County
Commission # 2443020
My Comm. Expires Apr 1, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Certificate of Authenticity

I, Andrew Suzave, 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 29, 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, 2026.

Notary's Signature

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)