Karen Johnson Davidson County
Batch# 1378538 DEEDWARR
02/10/2026 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20260210-0009897

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Montana
COUNTY OF Missoula

Actual consideration or value, whichever is greater is ~~$1,060,000.00~~.

Affiant

Subscribed and sworn before me this the 4th day of February, 2026.

Notary Public
My commission expires: 7/18/2028

JASMINE R ICENHOWER
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, MT
My Commission Expires
July 18, 2028.

WARRANTY DEED

Address of New Owner:
Matthew Ryan DeWall
1313 5th Ave N #2
Nashville, TN 37208

Send Tax Bill to:
New Owner

Tax Information:
082-09-0Y 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT JOSEPH KING AND LISA KING, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MATTHEW RYAN DEWALL AND HILARY MARIE DORR, HUSBAND AND WIFE AS JOINT TENNTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit No. B7 and all common areas, as established in Declaration of Covenants, Conditions and Restrictions for The Glenmary, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151120-0118122, and First Amendment recorded in Instrument No. 20171114-0116828, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B", to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Joseph King and Lisa King, husband and wife, by Warranty Deed from Douglas McDermott, an unmarried man, dated 11/3/2020 and recorded 11/9/2020 in Instrument No. 20201109-0131112, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1313 5th Ave N #2, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th day of February, 2026.

Robert Joseph King

Lisa King

STATE OF ~~TENNESSEE~~ Montana
COUNTY OF Missoula

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Joseph King and Lisa King, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2026.

My commission expires: 7/18/2028

Notary Public

JASMINE R ICENHOWER
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, MT
My Commission Expires
July 18, 2028.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 4, 26 (date of document).

Jennifer L Pennell

Feb 4, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 4, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON