Karen Johnson Davidson County
Batch# 1378541 DEEDWARR
02/10/2026 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20260210-0009901

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7886-AJ

STATE OF OHIO
COUNTY OF HAMILTON

The actual consideration or value, whichever is greater, for this transfer is $820,000.00.

Alisa O'Brien
Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2026.

NOTARIAL SEAL STATE OF OHIO

MARTIN D. RINK
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Androkites and Taylor McLelland 557B Hamilton Ave Nashville, TN 37203	Princeton Mortgage Corporation 439 Grand Ave Ewing, NJ 08628	105 07 3C 002.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Rebecca Gebhardt, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Andrew Androkites and Taylor McLelland, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "B" of THE COTTAGES AT 557 HAMILTON AVENUE, a/k/a Unit "B" THE COTTAGES AT 557 HAMILTON AVENUE, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions, and restrictions for THE COTTAGES AT 557 HAMILTON AVENUE of record in Instrument No. 20151210-0124336, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument No. 20151210-0124336, Unit Owners, and the Bylaws of the Association of Owners, reference THE COTTAGES AT 557 HAMILTON AVENUE Unit "B" and private elements "B" as set forth in Exhibit "B", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of Unit, the rights and obligation of the Declarant and the unit owners.

Being the same property conveyed to Rebecca Gebhardt, a married woman, by Warranty Deed from Jason Bockman, married, of record in Instrument No. 20170313-0024389, and as Corrected and Quitclaim Deed in Instrument No. 20230322-0020861, in the Register's Office of Davidson County, Tennessee, dated March 10, 2017, and recorded on March 13, 2017. Joseph Gebhardt joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

This is improved property located at: **557B Hamilton Avenue, Nashville, TN 37203**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 2nd day of February, 2026.

GRANTOR:

Rebecca Gebhardt

Joseph Gebhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rebecca Gebhardt and Joseph Gebhardt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of February, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Tennessee Certification of Electronic Document

I, Allison O'Brien, 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 2/2/26 (date of document).

Allison O'Brien
Affiant Signature

2/5/26
Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 5th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

MARTIN D. RINK
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.