THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 26015180

LAURA LEE LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00

Affiant

Subscribed and sworn to before me, this 6th day of February, 2026.

Notary Public
My Commission Expires: 5/16/29

Karen Johnson
Batch # 1378685
02/10/2026 11:24:20 AM
Fees: $13.00 Taxes: $777.00

Davidson County
DEEDWARR
2 pgs

20260210-0010080

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harpeth Doral, LLC 1109 Woodland Avenue Unit 60543 Nashville, TN 60543	New Owner	Tax Parcel ID No. 142 06 0C 034.00

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, **David Lovell, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harpeth Doral LLC, A Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 22-A, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of the SECTION 5, DORAL COUNTRY VILLA in Plat Book 5050, Page 93, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being Unit No. 22-A on said Plan and described by the Master Deed Establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, of record in Book 5011, Page 395, as amended in Book 5015, Page 251; Book 5124, Page 163; Instrument No. 20070504-0053687 and Amendment to By-Laws recorded in Instrument No. 20070523-0061626 and as made applicable to Section Two as of record in Book 5048, Page 715, as amended in Book 5124, Page 165, as made applicable to Section Three of record in Book 5119, Page 749, as amended in Book 5124, Page 167, as made applicable to Section Four of record in Book 5157, page 252, as amended in Book 5157, Page 254, as made applicable to Section Five of record in Book 5194, Page 134, and as amended in Book 5194, Page 136, said Register's Office.

Being the same property conveyed to Gerard F. Lovell and spouse, Mary Ellen Lovell, by Warranty Deed from Charles Roger Conner, married, of record in Book 11319, Page 731, in the Register's Office of Davidson County, Tennessee, dated January 29, 1999 and recorded on February 01, 1999. The said Gerard F. Lovell died on June 19, 2018, then Mary Ellen Lovell died August 30, 2019, intestate. David Lovell being her only surviving heir as referenced in Affidavits of Heirship of record in Instrument No. 20260210-0010078 and Instrument No. 20260210-0010079.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5, DORAL COUNTRY VILLA, as recorded in Plat Book 5050, Page(s) 93.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DORAL COUNTRY VILLAS, SECTION I Condominium of record in Book 5011, Page 395, as Amended in Book 5015, Page 251; Book 5124, Page 163; Instrument No. 20070504-

0053687 and Amendment to By-Laws recorded in Instrument No. 20070523-0061626; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DORAL COUNTRY VILLAS, SECTION II Condominium of record in Book 5048, Page 715 and Amended in Book 5124, Page 165; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DORAL COUNTRY VILLAS, SECTION III Condominium of record in Book 5119, Page 749 and Amended in Book 5124, Page 167; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DORAL COUNTRY VILLAS, SECTION IV Condominium of record in Book 5157, Page 252 and Amended in Book 5157, Page 254; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DORAL COUNTRY VILLAS, SECTION V Condominium of record in Book 5194, Page 134 and Amended in Book 5194, Page 136; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter for Doral Country Villas Homeowners Association recorded as Book 5220, Page 112.

Fines recorded in Instrument No. 20151130-0120647.

This is improved property located at 800 Williamsburg W Drive Nashville TN 37221

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 6th day of February, 2026.

David Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Lovell, 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 6th day of February, 2026.

Notary Public
My Commission Expires: _____

