# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson
Batch # 1378691
02/10/2026 11:30:40 AM
Fees: $18.00 Taxes: $906.50

Davidson County
DEEDWARR
3 pgs

20260210-0010090

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Calvin C. Reed** | **New Owner** | |
| (NAME) | (NAME) | **163-02-0B-054.00-CO** |
| **520 Pippin Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COURTNEY D. WASHINGTON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALVIN C. REED, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P.U.D., as shown by plat appearing of record in Instrument No., 20050706-0077601 and corrected by surveyor's certificate of correction of record in Instrument No., 20050725-0086047 and Instrument No., 20050725-0086048 and amended by Ratification, Dedication and Adoption of Plat of record in Instrument No., 20050923-0114416, Master Deed and Declaration for Berkeley Hall Townhomes of record as Instrument No., 20061127-0146201, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and details of said lots.

Being the same property conveyed to Courtney D. Washington by Warranty Deed from H & B Builders, LLC of record in Instrument No. 20090731-0072041 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on July 31, 2009.

Courtney Washington and Courtney D. Washington are one and the same person.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 561, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061031-0135165 and Instrument No. 20061127-0146201, amended in Instrument No. 20070509-0055919 and Instrument No. 20140520-0043176 and amended Instrument No. 20070705-0079992, Register's Office for Davidson County, Tennessee.

- By-Laws of Inc. of record in Instrument Number 20061127-0146201, amended in Instrument No. 20140520-0043176, in the Register's Office for Davidson, County, Tennessee.
- Charter of Homeowner Association of record in Instrument Number 20061127-0146331, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20090623-0058289, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Metropolitan Government of Nashville of record in Book 7031, Page 51, Book 7453, Page 445 and 460, and Book 10319, Page 987 in the Register's Office for Davidson County, Tennessee.
- Easement in favor of AT&T of record in Book 1207, Page 530, in the Register's Office for Davidson County, Tennessee.

- Right of way and easement in favor of Davidson County, Tennessee of record in Book 1784, Page 300, and Book 2105, Page 428, in the Register's Office for Davidson County, Tennessee.
- Right of way and easement in favor of State of Tennessee of record in Book 2905, page 439, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement in favor of the Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services, of record in Book 6254, Page 487, Book 7632, Page 962, Book 7597, Page 679 and 20040303-0023979, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Comcast of Nashville of record in Instrument Number 20090721-0068096, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20061117-0143185, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville of record in Book 7597, Page 679, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **520 Pippin Drive, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5th DAY OF FEBRUARY, 2026.

Courtney Washington

Courtney Washington

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COURTNEY WASHINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of February, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
# CERTIFICATE OF AUTHENTICITY

I, Chapel Drummond, 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 February 5, 2026 (date of document).

Affiant Signature

Date February 5, 2026

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027