WARRANTY DEED

Karen Johnson Davidson County
Batch# 1380463 DEEDWARR
02/12/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $993.45
20260212-0011396

(SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-TL-0600-17

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexandra Taylor	**New Owner**	
(NAME)	(NAME)	**072 05 0O 012.00**
600 East Trinity Lane, Unit 17		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,

JOSHUA SHOULDERS, A SINGLE MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ALEXANDRA TAYLOR, A SINGLE WOMAN,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 17A, HIGH VIEW, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for HIGH VIEW FLATS of record in Instrument No. 20201216-0148644, as amended in Instrument No's. 20210204-0016515; 20220105-0002261; 20230406-0025207 and 20230614-0045438, in the Register's Office of Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Joshua Shoulders, a single man, by Warranty Deed from High View Flats LLC, a Tennessee limited liability company, of record in Instrument No. 20230829-0067680, in the Register's Office for Davidson County, Tennessee, dated August 24, 2023 and recorded on August 29, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALNUT GROVE SUBDIVISION OF LOT NO. 5, STULL TRACT, as recorded in Plat Book 332, Page 34.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HIGH VIEW Condominium of record in Instrument No. 20200922-0108662; 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.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201216-0148644, as amended in Instrument Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200910-0103453.
* Easement for Slope, recorded in Book 4103, Page 745.
* Easement for Permanent and Right-of-Way for Street and Right of Entry for Temporary Construction, recorded in Book 8463, Page 305.
* Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument Nos. 20201102-0127506 and 20210209-0018510.
* Easement for Broadband Communications System, recorded in Instrument No. 20210526-0071168.

* Easement for Permanent Shared Access, recorded in Instrument No. 20231218-0097261.
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20201117-0135238.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **600 East Trinity Lane, Unit 17, Nashville, TN 37207**.

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 9th day of February, 2026.

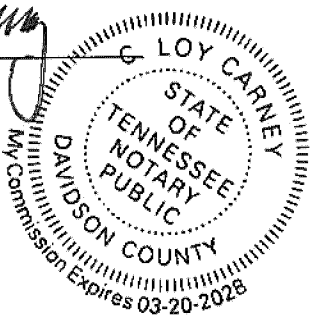
Joshua Shoulders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2026, before me personally appeared Joshua Shoulders, 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 9th day of February, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I Addie Dilworth, 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 9, 2026.

Date

Affiant Signature

02/11/2026
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this 11th day of February, 2026.

Notary's Signature

HEATHER GUTHRIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES AUGUST 19, 2029

My Commission Expires: 8-19-29
Date

Notary's Seal (if on paper)