WARRANTY DEED

Karen Johnson Davidson County
Batch# 1381934 DEEDWARR
02/17/2026 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260217-0012556

LL-SR-26-2310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/15/28 (AFFIX SEAL)

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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)
Ashley Elizabeth Owens	New Owner	
(NAME)	(NAME)	**161-15-0B-043.00-CO**
2310 Zermatt Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **BRAD MATUZAK, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY ELIZABETH OWENS, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Unit No. 206 together with the private elements appurtenant thereto, on the plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, and Amendment of record in Instrument No. 20090617-0056111, for a more complete identification and description of said Unit.

Being the same property conveyed to Brad Matuzak, a single man by Warranty Deed from MACS Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20090730-0071234 Register's Office for Davidson County, Tennessee, dated July 28, 2009 and recorded on July 30, 2009.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640, and in Book 6900, Page 806, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Instrument Number 20021107-0137236, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan as set out on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument Number 20070517-0059078, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051117-0138877 and as amended in Instrument Number 20070517-0059078, Register's Office for Davidson County, Tennessee.
- Charter of RoseMonte Townhomes Owner's Association, Inc. of record in Instrument Number 20051122-0141352, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2400, Page 596, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement and Right of Way for Street Purposes of record in Book 4730, Page 607, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, Page 495, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Water Distribution Lines and Access Road, of record in Instrument Number 20020919-0114212, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20021104-0134971, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20091020-0096978, in the Register's Office for Davidson County, Tennessee.
- Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180730-0073895, in the Register's Office for Davidson County, Tennessee.
- Assignment of Assessments and Lien Rights of record in Instrument Number 20181113-0111405, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2310 Zermatt Avenue, Nashville, Tennessee 37211**.

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 13th DAY OF FEBRUARY, 2026.

Bradley V. Matuzak

Brad Matuzak

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD MATUZAK, 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 13th 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

Certificate of Authenticity

I, Joshua A. Terry, 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 2/13/26.

Affiant Signature – Joshua A. Terry

2/16/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/16/26.

Notary Public

My Commission Expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON