Karen Johnson Davidson County
Batch# 1383908 DEEDWARR
02/23/2026 08:45:30 AM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20260223-0013935

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 39061-01-2026

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Manatee
The actual consideration or value, whichever is greater, for this transfer is: $290,000.00

Margaret Peggy Matthews
Affiant

Subscribed and sworn to before me this 20th day of February, 2026. PASSPORT

Patricia B. Fradette
Patricia B. Fradette Notary Public
My Commission Expires: 12/28/2027

PATRICIA B. FRADETTE
Notary Public - State of Florida
Commission # HH441566
Expires on December 28, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ricky Matthews Margaret Peggy Matthews 2757 Thornton Grove Boulevard #308 Nashville, TN 37207	Lower, LLC 5950 Symphony Woods Rd. Suite 312 Columbia MD 21044	Map and Parcel No.: 050 02 0D 160.00

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, Emily Lynn Aviles, Unmarried, and Oscar Conde, Unmarried, As Tenants in Common with Right of Survivorship ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Ricky Matthews and Margaret Peggy Matthews, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2757 Thornton Grove Boulevard #308, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument made effective as of the 20th day of February, 2026.

GRANTOR 1 of 2:

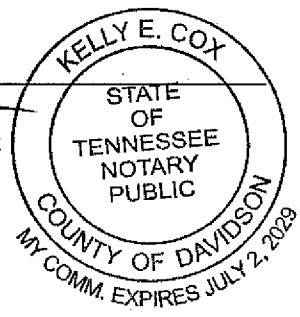
Oscar Conde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 12th day of February, 2026.

Notary Public
My Commission Expires:



GRANTOR 2 of 2:

Emily Lynn Aviles

Emily Lynn Aviles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Lynn Aviles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2026.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 07/02/2029

Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 160 on the plan of THORNTON GROVE PHASE 2B HORIZONTAL PROPERTY REGIME, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for THORNTON GROVE TOWNHOMES, A TOWNHOME PLANNED UNIT DEVELOPMENT (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747; having been amended by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291 and Instrument of Correction recorded in Instrument No. 20250204-0008526 and Amendment recorded in Instrument No. 20230703-0050616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emily Lynn Aviles, Unmarried and Oscar Conde, Unmarried, As Tenants in Common with Right of Survivorship, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, of record in Instrument No. 20230516-0036563, in the Register's Office of Davidson County, Tennessee, dated May 16, 2023 and recorded on May 16, 2023.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THORNTON GROVE PUD PHASE 2B, as recorded in Instrument No. 20230113-0003135.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200608-0058652, as Supplemented in Instrument No. 20201209-0143747, Instrument No. 20220421-0046291 and Correction recorded in Instrument No. 20250204-0008526 and further Supplemented in Instrument No's. 20210924-0128409, 20220426-0048068, 20221209-0128324, 20240220-0011223 and Amendment recorded in Instrument No. 20230703-0050616 and further Supplemented in Instrument No. 20240917-0071965 and Instrument No. 20250204-0008525.
6. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No's. 20190408-0031669, 20190812-0080087, 20200917-0106622, 20210212-0020228, 20210429-0057632 and 20230717-0054790.
7. Easement for Right of Way, recorded in Book 3068, Page 480, Book 6199, Page 554.
8. Easement for Drainage, recorded in Book 5992, Page 654.
9. Easement for Ingress and Egress, recorded in Book 6199, Page 559.
10. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150908-0091176 and Instrument No. 20190906-0090115.
11. Charter for Thornton Grove Homeowners Association, Inc. recorded as Instrument No. 20190723-0072220.

Tennessee Certification of Electronic Document

I, George Mudter 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 20, 2026 (date of document).

Affiant Signature

2/20/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027