THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153152** Karen Johnson Davidson County Batch # 1384063 DEEDWARR 02/23/2026 10:54:51 AM 2 pgs Fees: $13.00 Taxes: $6,086.95 20260223-0014128	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,645,120.59. Affiant Subscribed and sworn to before me, this 19th day of February, 2026. Notary Public My Commission Expires:

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Edward M. Dinker and Kaye Dinker 4016 Albert Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 01 0Q 001.00

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, **Dolly Ann Padovani-Claudio and Joseph Zickafoose, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Edward M. Dinker and Kaye Dinker, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of ALBERT COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for ALBERT COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140304-0018174 and Amendment of record in Instrument No. 20150302-0017600, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of ALBERT COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140304-0018174 and Amendment of record in Instrument No. 20150302-0017600, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Dolly Ann Padovani-Claudio and Joseph Zickafoose, Wife and Husband, by Warranty Deed from GH Investments, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20150507-0041950, in the Register's Office of Davidson County, Tennessee, dated May 05, 2015, and recorded on May 07, 2015.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 ROLLING MEADOWS, as recorded in Plat Book 1424, Page 98 and 99.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140304-0018174, as amended in Instrument No. 20150302-0017600.

Charter for Albert Cottages Corporation, recorded as Instrument No. 20140304-0018173.

This is improved property located at 4016 Albert Drive Nashville TN 37204

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 13th day of February, 2026.

Joseph Zickafoose

Dolly Ann Padovani-Claudio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Zickafoose and Dolly Ann Padovani-Claudio, 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 13th day of February, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026