Karen Johnson Davidson County
Batch# 1385245 DEEDWARR
02/25/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260225-0015039

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153225**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 19th day of February, 2026. Notary Public My Commission Expires: 12/19/28

APRIL SUMNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: Meera V. Patel and Joshua B. Somers 1242 2nd Avenue South #4 Nashville TN 37210	Send Tax Bills To: OriginPoint, LLC 3940 N. Ravenswood Ave. Ste. 1W Chicago, IL 60613	Tax Information: Tax Parcel ID No. 105 03 0V 007.00

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, **Willis Stelly, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meera V. Patel and Joshua B. Somers, wife and husband** ("Grantees"), its successors, 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 No. 4, on the plan of 1242 SECOND AVENUE SOUTH, a Horizontal Property Regime with Private Elements as established by Declarations of Covenants, Conditions and Restrictions for 1242 Second Avenue South, of record as Instrument No. 20200326-0032878, as amended in Instrument Nos. 20200902-0100030, 20201026-0123584, 20220526-0061183 and 20220606-0064558, Register's Office for Davidson County, TN, to which plan reference attached as Exhibit "B", is made for a more complete and accurate description thereof.

Being the same property conveyed to Willis Stelly, III, by Warranty Deed from True Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220705-0077231, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022 and recorded on July 05, 2022.

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.

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 RESUBDIVISION OF D. F. WILKIN PROPERTY, as recorded in Plat Book 421, Page 148.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT NOS. 5 THROUGH 9 ON THE PLAN OF THE RESUBDIVISION OF D. F. WILKIN PROPERTY, as recorded in Plat Instrument No. 20160127-0007688.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200326-0032878, as amended in Instrument Nos. 20200902-0100030, 20201026-0123584, 20220526-0061183 and 20220606-0064558.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200116-0006066.

Easement recorded in Book 6122, Page 798 and Book 6122, Page 799.

Easement for Public Right-of-Way, recorded in Instrument No. 20200327-0033386.

This is improved property located at 1242 2nd Avenue South #4 Nashville TN 37210

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 18th day of February, 2026.

Willis Stelly, III.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Willis Stelly, III., 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 18th day of February, 2026.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 19, 2026

Affiant Signature

25th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028