THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153281**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1385972 DEEDWARR
02/26/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20260226-0015220

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diana Suzanne Heidelman, John B. Heidelman, Jr., and Kenneth Travis Heidelman 1400 A Litton Avenue Nashville, TN 37216	New Owner	Tax Parcel ID No. 072 10 2K 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, **Randy David Ehrhart, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diana Suzanne Heidelman and John B. Heidelman, Jr., husband and wife, as to 50% interest and Kenneth Travis Heidelman, as to 50% interest, as joint tenants in common,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 1400 LITTON AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Instrument Number 20190605-0053783, in the Register's office for Davidson County, Tennessee, and with said unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Randy David Ehrhart, unmarried man, by Warranty Deed from Dreamtime Developments LLC, a Tennessee limited liability company, of record in Instrument No. 20200612-0060436, in the Register's Office of Davidson County, Tennessee, dated June 11, 2020, and recorded on June 12, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTGOMERY HEIGHTS, as recorded in Plat Book 332, Page 47.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190605-0053783.

This is improved property located at 1400 A Litton Avenue Nashville TN 37216

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 24th day of February, 2026.

Randy David Ehrhart

STATE OF Pennsylvania)
COUNTY OF Allegheny)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randy David Ehrhart, 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 24th day of February, 2026.

Notary Public
My Commission Expires: 1/7/29

Commonwealth of Pennsylvania - Notary Seal
TYLEDA WOROU - Notary Public
Allegheny County
My Commission Expires January 7, 2029
Commission Number 1389382

True Copy Certification

I, John W. Bishop, 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 this the 24 day of February, 2026.

Affiant Signature
Date 2/25/2026

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026