THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251252910** Karen Johnson Davidson County Batch# 1387185 DEEDWARR 03/02/2026 03:30:30 PM 3 pgs Fees: $18.00 Taxes: $969.40 20260302-0016305	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $262,000.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2026. Notary Public My Commission Expires: 11/26/2028 S. NIXON PRESSLEY NOTARY PUBLIC TENNESSEE My Comm Exp. November 26 2028 COUNTY OF WILSON

WARRANTY DEED

Address New Owner: Megan Elise Rowland 3880 Priest Lake Dr. Unit #62 Nashville TN 37217	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 136-03-0B-017.00-CO

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, **Rhys Patterson, unmarried and Jon Makay, unmarried** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Meagan Elise Rowland, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 62, Building No. 28 in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses Phase 2 of record in Book 4675, Page 145, and Book 4675, Page 131 and in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rhys Patterson, an unmarried man by Warranty Deed from Joel E. Vanderglas, a married man of record in Instrument No. 20091217-0114993 Register's Office for Davidson County, Tennessee, dated December 10, 2009 and recorded on December 17, 2009.

Being the same property conveyed to Rhys Patterson and Jon Makay, as joint tenants with the right of survivorship by Quitclaim Deed from Rhys Patterson of record in Instrument No. 20210726-0099671 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 26, 2021.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 131 and Book 4675, Page 145, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4651, Page 412, Book 5189, Page 671, Book 4943, Page 692, Book 4979, Page 939, Book 4651, Page 412, Book 9089, Page 757, Instrument No. 20011025-0116633, Instrument No. 20050817-0097909, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872 and Instrument No. 20060228-0022873, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Amended and Restated Rules & Regulations of record in Instrument Number 20150709-0066742, in the Register's Office for Davidson County, Tennessee.

By-Laws of Priest Lake Condominium Townhomes of record in Book 5083, Page 417; Amendment to amended and restated Bylaws of record in Book 9089, Page 765 and Book 8115, Page 838, in the Register's Office for Davidson County, Tennessee.

By-Laws of Priest Lake Condominium Townhomes of record in Book 4651, Page 420, in the Register's Office for Davidson County, Tennessee.

Priest Lake Condominiums Townhomes Rules and Regulations of record in Book 7679, Page 173; Book 8115, Page 849; Book 9507, Page 606 and Book 9927, Page 75, in the Register's Office for Davidson County, Tennessee.

Addition to PLPC Rules & Regulations recorded December 05, 2016 of record in Instrument Number 20161205-0127268, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 4944, Page 115, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3880 Priest Lake Dr . Unit #62, Nashville TN 37217

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, Grantors have executed this instrument on this 26th day of February, 2026.

Rhys Patterson

Jon Makay

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhys Patterson and Jon Makay, 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 26th day of February, 2026.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

Certificate of Authenticity

I, Anthony N. Greco, 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 the 27th day of February, 2026.

02/27/2026

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 27th day of February, 2026.

Commission Expires July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027