Karen Johnson Davidson County
Batch# 1387774 DEEDWARR
03/03/2026 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $654.90
20260303-0016884

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Maury

Actual consideration or value, whichever is greater is $177,000.00.

Affiant

Subscribed and sworn before me this the 2 day of March 2026.

Notary Public
My commission expires: 2/27/28

DELAYNA SISK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon Maul 414 Rosedale Ave. #211 Nashville, TN 37211	New Owner	105-16-0C-057.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN SLAGLE AND JENNA SLAGLE, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BRANDON MAUL, A SINGLE MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414211, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Nathan Slagle and Jenna Slagle, husband and wife, by Special Warranty Deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company, dated 11/15/2016 and recorded 11/16/2016 in Instrument No. 20161116-0120810, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 414 Rosedale Ave. #211, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of February, 2026.

Nathan Slagle

Jenna Slagle

STATE OF TENNESSEE
COUNTY OF Davidson

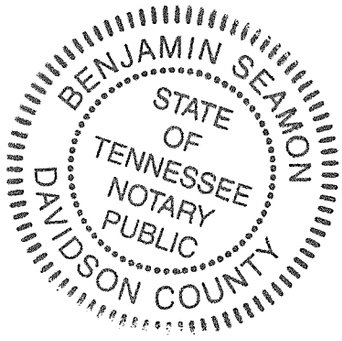
Personally appeared before me, the undersigned, a Notary Public in and for said county and state. **Nathan Slagle and Jenna Slagle**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2026.

My commission expires:

9-7-26

Notary Public



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 27, 2026.

J. Carlton Drumwright

February 27, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 27, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY