WARRANTY DEED

Karen Johnson Davidson County
Batch# 1389137 DEEDWARR
03/05/2026 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20260305-0017894

File No. KS-26-1140

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaan Kohm and Alana Martinec	New Owner	
(NAME)	(NAME)	
3186 Parthenon Avenue, C		104-02-1B-004.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Gregory S. Steele and Patricia A. Steele, Trustees of The Gregory S. Steele and Patricia A. Steele Living Trust dated July 27, 2005**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaan Kohm, an unmarried person and Alana Martinec, an unmarried person, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. C, as set forth in the Master Deed Declaration of Covenants, Conditions and Restrictions for Graymont Park Homeowners Association, Inc., a Horizontal Property Regime with Private Elements, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20050803-0090964, and amended by Instrument No. 20060912-0112893, Register's Office for Davidson County, Tennessee, said Unit C also being shown as part of Exhibit "C to said Master Declaration, as amended.

Being the same property conveyed to Gregory S. Steele and Patricia A. Steele, Trustees of The Gregory S. and Patricia A. Steele Living Trust, Dated July 27, 2005 by Warranty Deed from Cortland Finnegan, Married of record in Instrument No. 20150504-0039900 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on May 04, 2015.

This is property more commonly known as 3186 Parthenon Avenue, C, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against

2026-0035

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/our hand this 16th day of February, 2026.

The Gregory S. Steele and Patricia A. Steele
Living Trust dated July 27, 2005

By: Greg S. Steele
Gregory S. Steele, Trustee

By: Patricia A Steele
Patricia A. Steele, Trustee

STATE OF _____
COUNTY OF _____

On this 16th day of February, 2026, before me personally appeared Gregory S. Steele and Patricia A. Steele, Trustees of The Gregory S. Steele and Patricia A. Steele Living Trust dated July 27, 2005, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of February, 2026.

See Attached ACK
Notary Signature
My commission expires:

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SONOMA } **S.S.**

On 02-16-2026 before me, CLIVE K. PRASAD, NOTARY PUBLIC,
Name of Notary Public, Title

personally appeared GREGORY S. STEELE
Name of Signer (1)

PATRICIA A. STEELE
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CLIVE K. PRASAD
COMM. #2409534
Notary Public - California
Sonoma County
My Comm. Expires July 28, 2026

Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of W.D.

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☑ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

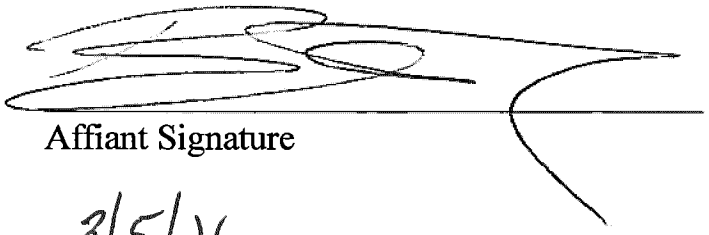
☐ _____

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Certificate of Authenticity

I, Blake Reynolds, 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 2/14/26.

Date



Affiant Signature

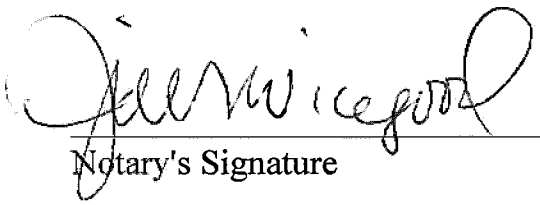
3/5/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of March, 2026.



Notary's Signature

My Commission Expires: 6/22/26

Date

Notary's Seal (if on paper):

