This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25303-AP

Karen Johnson Davidson County
Batch# 1390355 DEEDWARR
03/09/2026 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20260309-0018510

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$378,~~000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2026.

Notary Public
My Commission Expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Lakes Realty LLC 482 Waterway Trail New Concord, KY 42076	New Owner	093-06-0A-103-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nicholas H. Meyer, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **The Lakes Realty LLC, a Kentucky Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No. 911, together with the appurtenant common elements of Encore, a residential condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Encore, a residential condominium, of record in in Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048; Instrument No. 20181016-0102535; and in Instrument No. 20230731-0058841, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site-plan of Encore, a residential condominium, attached as exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Encore, a residential condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned Site-Plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Nicholas H. Meyer, a married man by Warranty Deed from Kim LeAnn Bennett, Successor Trustee of Robert John Ely Revocable Living Trust, dated August 29, 2023, recorded September 5, 2023, of record in Instrument No. 20230905-0069348, Register's Office for Davidson County, Tennessee.

This property is not a martial residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by statue.

This is improved property located at: **301 Demonbreun Street, 911, Nashville, TN 37201**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 the lawful claims of all persons whomsoever. Whenever used, the singular number 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 5th day of March, 2026.

GRANTOR:

Nicholas H. Meyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas H. Meyer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

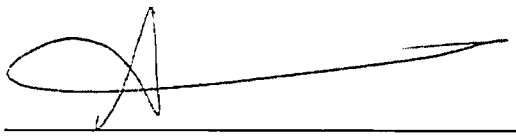
WITNESS my hand and seal at office this 5th day of March, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 03-06-2026.

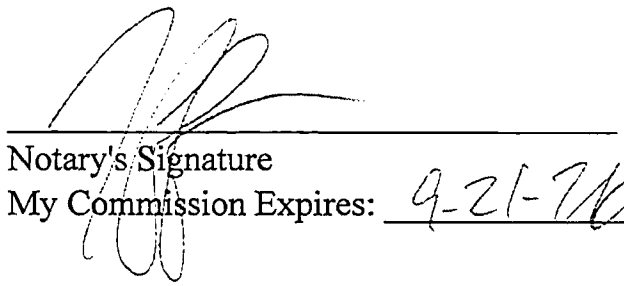


Affiant Signature — Date: 03-06-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03-06-2026.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal