THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253380**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $539,900.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2026. Notary Public My Commission Expires: 02-05-30

BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1392687 DEEDWARR
03/13/2026 03:00:43 PM 2 pgs
Fees: $13.00 Taxes: $1,997.63
20260313-0020240

WARRANTY DEED

Address New Owner: Kylie Beloian and Kailyn Fee 615 Annex Avenue Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Compass Mortgage 27755 Diehl Rd, #350 Warrenville, IL 60555	Tax Information: Tax Parcel ID No. 090-08-4I-002.00 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, **Nicholas M. Dowell and Cyrana B. Dowell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kylie Beloian and Kailyn Fee, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 613 Annex Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 613 Annex Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191025-0109725, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to NICHOLAS M. DOWELL AND CYRANA B. DOWELL, HUSBAND AND WIFE, by deed from L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200826-0096805, dated August 25, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 090-08-4I-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20191025-0109725, said Register's Office.

Matters shown on the Plan of record in Plat Book 332, page 11, said Register's Office.

This is improved property located at 615 Annex Avenue Nashville TN 37209

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 12th day of March, 2026.

Nicholas M. Dowell

Cyrana B. Dowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas M. Dowell and Cyrana B. Dowell, 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 12th day of March, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-wuf26-615