Karen Johnson Davidson County
Batch# 1392733 DEEDWARR
03/13/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20260313-0020300

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153269**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $920,000.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2026. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: Robert John Enzweiler and Jaclyn Samantha Silverman 1418 B 15th Avenue South Nashville TN 37212	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 105 05 3E 002.00

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, **Christopher C. Price and Shelley W. Price, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert John Enzweiler and Jaclyn Samantha Silverman, husband and wife,** ("Grantees"), its 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 1418 B, HOMES AT 1418 15TH AVENUE SOUTH, a horizontal property regime with private elements, as established by Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20170522-0050639, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Christopher C. Price and Shelley W. Price, husband and wife, by Warranty Deed from William Blaine Butler and George E. Butler, tenants in common with right of survivorship, of record in Instrument No. 20180702-0063714, in the Register's Office of Davidson County, Tennessee, dated June 13, 2018, and recorded on July 02, 2018. Also see Affidavit of record in Instrument No. 20180712-0067413, Register's office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170522-0050639.

Charter for Homes at 1418 15th Avenue South Homeowner's Association recorded as Instrument No. 20170522-0050638.

This is improved property located at 1418 B 15th Avenue South Nashville TN 37212

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.

Christopher C. Price

Shelley W. Price

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ ERIE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher C. Price and Shelley W. Price, 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
My Commission Expires: 5-28-28

RICHARD F BONNER
NOTARY PUBLIC
STATE OF OHIO
My Commission
Expires
May 28, 2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of March, 2026.

Affiant Signature
Date 3/12/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027