THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39113-02-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $804,000.00. Katherine Sara Kendrick Affiant Subscribed and sworn to before me this 11th day of March, 2026. C. Loy Carney Notary Public My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1393148 DEEDWARR
03/16/2026 10:04:30 AM 5 pgs
Fees: $28.00 Taxes: $2,974.80
20260316-0020534

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Katherine Sara Kendrick 105 Longwood Place Nashville, TN 37215	Katherine Sara Kendrick 105 Longwood Place Nashville, TN 37215	Map and Parcel No.: 117090B02800CO

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, **Jo Ann Conk, also known as Jo Ann C. Conk, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Sara Kendrick, a single person** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 Longwood Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 11 day of March, 2026.

Joanne Conk by Edward W Conk her atty-in-Fact

Jo Ann Conk by Edward W. Conk, II,
her attorney-in-fact

STATE OF CALIFORNIA

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward W. Conk, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jo Ann Conk, also known as Jo Ann C. Conk, and he is authorized by Jo Ann Conk, also known as Jo Ann C. Conk, to execute this instrument on her behalf.

Witness my hand, at office, this _____ day of March, 2026.

Notary Public

My Commission Expires:

(W) 3/11/2026

See Attached Certificate

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Riverside

On March 11, 2026 *Date* before me, Karina Elenes, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Edward W. Conk II *Name(s) of Signer(s)*,

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/the~~y executed the same in his/~~her/the~~ir authorized capacity(~~ies~~), and that by his/~~her/the~~ir signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

KARINA ELENES
Notary Public - California
Riverside County
Commission # 2519913
My Comm. Expires May 9, 2029

Place Notary Seal and/or Stamp Above

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.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: March 11, 2026 Number of Pages: Three

Signer(s) Other Than Named Above: No Other Signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Edward W. Conk II	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☒ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: Jo Ann Conk	Signer is Representing:

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Hillwood Estates, Section Nine, Part One, of record in Plat Book 2331, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tennessee 2GP, a Tennessee general partnership, by deed dated July 21, 2023 from Top Of The Hill Enterprises LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230721-0056563, Register's Office for Davidson County, Tennessee. The said Jo Ann Conk having appointed Edward W. Conk, II as her attorney-in-fact by instrument of record as Instrument No. 20260310-0018789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2331, Page 27, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions And Covenants For SCMs For Regulated Residential Infill of record in Instrument No. 20250411-0027188, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Denise Woods,** 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.

Denise Woods
Affiant Signature
Date 3-12-2026

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: _____

