WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1393150 DEEDWARR
03/16/2026 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20260316-0020536

File #26-TC-1103-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 11-8-2028

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Charles Tackeff	USAA Federal Savings Bank	
(NAME)	(NAME)	
1103A 13th Avenue South	4117 Pinnacle Point DR	**105 01 3D 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Dallas TX 75211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SEWARD HILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL CHARLES TACKEFF, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of THE COTTAGES AT 1103 13TH AVENUE SOUTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE COTTAGES AT 1103 13TH AVENUE SOUTH, a Horizontal Property Regime, of record in Instrument No. 20170524-0051864, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Seward Hills, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Michael Hsu and Tiffany Wu Kuo, Husband and Wife and Michelle Hsu, A Single Woman, of record in Instrument No. 20220512-0054339, in the Register's Office of Davidson County, Tennessee, dated May 06, 2022, and recorded on May 12, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOYD AMENT TRACT, as recorded in Plat Book 21, Page 83.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170524-0051864.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20180212-0013806.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1103A 13th Avenue South, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against 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(s) this the 12th day of March, 2026.

Seward Hills, LLC, a Tennessee Limited Liability Company

By:_____
Jeffrey White, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Jeffrey White, Sole Member of Seward Hills, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Seward Hills, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffrey White, Sole Member of Seward Hills, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nolensville, this 12th day of March, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

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

I, Kirsten Virden, 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 03/12/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 03/12/2026

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM