Karen Johnson
Batch # 1393346
03/16/2026 01:58:01 PM
Fees: $18.00 Taxes: $9,250.00

Davidson County
DEEDWARR
3 pgs

20260316-0020782

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39092	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 13th day of March, 2026. Notary Public My Commission Expires:

CHRISTY LEVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler Martin Paslick 3610 A Woodmont Boulevard Nashville, TN 37215	New Owner	Map and Parcel No.: 117050I00200CO

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, Wylie Franks and Justin Franks, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Tyler Martin Paslick ("Grantee"), his 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 3610 A Woodmont Boulevard, Nashville, TN 37215.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on the 13th day of March, 2026.

GRANTOR:

Wylie Franks

Justin Franks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wylie Franks and Justin Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2026.

Notary Public

My Commission Expires: 3/8/28

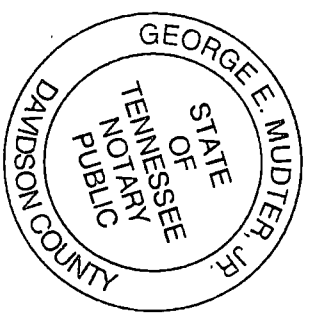


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of The Townhomes At 3610 Woodmont Boulevard, a horizontal property regime with private elements established by Declaration in Instrument No. 20201116-0134864, First Amendment of record in Instrument No. 20260302-0016000, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned Declaration.

Being part of the same property conveyed to Encore Construction, LLC, a Tennessee limited liability company, by deed dated September 3, 2020 from Yvonne H. Justis, a single person, of record in Instrument No. 20200903-0100984, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 22, 2022 of record in Instrument No. 20220317-0031090, Register's Office for Davidson County, Tennessee, Encore Construction, LLC, a Tennessee Limited Liability Company, conveyed subject property to Wylie Franks and Justin Franks, wife and husband.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Townhomes At 3610 Woodmont Boulevard, of record in Instrument No. 20201116-0134864, First Amendment of record in Instrument No. 20260302-0016000, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan of record attached as Exhibit "C" to the Declaration in Instrument No. 2020116-0134864, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 974, Page 21, Register's Office for Davidson County, Tennessee.