Name and Address of New Owner:
2108 Nashboro Blvd LLC
35 Southwest 12th Avenue #102
Dania Beach, FL 33004

Send Tax Bills To:
718 McFerrin Ave
Nashville, TN 37206

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1394286 DEEDWARR
03/18/2026 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $766.90
20260318-0021685

Map & Parcel No: 135-12-0B-028.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amanda Howard and Kevin Howard, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **2108 Nashboro Blvd LLC, a Tennessee Limited Liability Company,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

A certain parcel of tract of land in Davidson County, State of Tennessee described as follows:

Being Lot No. 28 on the plan of Horizontal Property Regime, Private Elements Plat, Nashboro Village Tract 7 of record in Book 1170, Pages 49 and 50, which amends the Plat of record in Book 4660, Page 156, Register's Office for Davidson County, Tennesse, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda Keen, a single woman, and Kevin Howard, a single man, by Warranty Deed from Amgad Khalil, a married man, of record in Instrument No. 20200820-0094203, Register's Office for Davidson County, Tennessee, dated August 14, 2020, and recorded on August 20, 2020. Amanda Keen and Kevin Howard having since married. Amanda Keen now being known as Amanda Howard.

Being improved property known as 2108 Nashboro Boulevard, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 17th day of March, 2026.

Amanda Howard (SEAL)
Amanda Howard

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amanda Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2026.

CHRISTY N WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My commission expires: 1/16/29

(signatures to continue on following page)

202603180021685

Kevin Edward Howard (SEAL)
Kevin Edward Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Amanda Howard~~ Mara and Kevin Edward Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2026.

HELEN F MACKEY NOTARY PUBLIC TENNESSEE SUMNER COUNTY MY COMM. EXPIRES 06-29-27

Notary Public
My commission expires: 06-29-27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $207,270.85, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 17th day of March, 2026.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-26-4512

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 3-17-26.

Affiant Signature 3-17-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of March, 2026.

Notary Signature

My Commission Expires: 5-9-26

