Karen Johnson Davidson County
Batch# 1397495 DEEDWARR
03/25/2026 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20260325-0023837

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353606

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $860,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2026.

Notary Public
My Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Garrett Flynn, III and Charlene Marie Dunaway Altamirano 517 A Achievement Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 090-16-3I-001.00 CO

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, **KDEN Homes, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Garrett Flynn III and Charlene Marie Dunaway Altamirano, Husband and Wife,** ("Grantees"), their 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 "A" on the plan of Homes at 517 Achievement Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 517 Achievement Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240918-0072279, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to KDEN HOMES, LLC, by deed from ELLIS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20240717-0053958, dated July 15, 2024, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 090-16-3I-001.00 CO.

Matters shown on the Plan of record in Plat Book 2663, page 122, said Register's Office.

Temporary Construction Easement of record in Instrument No. 20041009-0003642, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20240918-0072279, said Register's Office.

This is improved property located at 517 A Achievement Drive Nashville TN 37209

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 23rd day of March, 2026.

KDEN Homes, LLC

By: Brian Kennedy, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Brian Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of KDEN Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 23rd day of March, 2026.

Notary Public

My Commission Expires: 06-09-2026

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/23/26 (date of document).

Affiant Signature

3.25.26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

