Prepared by:
Record and Return To:
Sherman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 100
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 39121

Karen Johnson
Batch # 1398520
03/27/2026 10:51:35 AM
Fees: $18.00 Taxes: $2,127.50

Davidson County
DEEDWARR
3 pgs

20260327-0024420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Subscribed and sworn to before me this 26th day of March, 2026.

Notary Public

My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sasha Kay Salenko 402 B Theresa Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 104010D00200CO 104 01 0D 002.00

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, Colleen Standard, formerly known as Colleen Joan Paterson, and Logan Winfield Standard, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Sasha Kay Salenko, an unmarried woman. ("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 402 B Theresa Avenue, Nashville, TN 37205.

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 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 binds themselves, their 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, Grantors have executed this instrument on the 26th day of March, 2026.

GRANTOR:

Colleen Standard formerly known as
Colleen Joan Paterson

Logan Winfield Standard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colleen Standard, formerly known as Colleen Joan Paterson and Logan Winfield Standard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2026.

Notary Public
My Commission Expires: 3/8/28

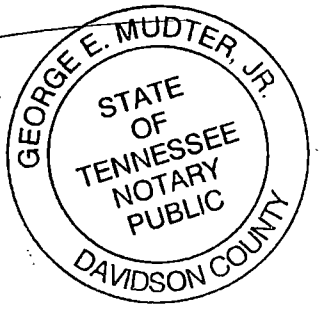


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B of THERESA TOWNHOMES, a Horizontal Property Regime, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing THERESA TOWNHOMES of record in Instrument No. 20070418-0046425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Colleen Joan Paterson, unmarried and Logan Winfield Standard, unmarried, tenants in common with right of survivorship, by Warranty Deed from Erin McCarthy, unmarried, of record in Instrument No. 20210303-0027352, in the Register's Office of Davidson County, Tennessee, dated March 01, 2021 and recorded on March 03, 2021. The parties having since married and Colleen Joan Paterson is now know as Colleen Standard.

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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END PARK TERRACE, as recorded in Plat Book 547, Page 36.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THERESA TOWNHOMES Condominium of record in Instrument No. 20070418-0046425; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.