THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260353614**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $469,900.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2026. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 1399087 DEEDWARR 03/30/2026 03:59:30 PM 3 pgs Fees: $18.00 Taxes: $1,738.63 20260330-0025212	

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

WARRANTY DEED

Address New Owner: William B. Spiva 206 36th Ave N Nashville TN 37209	Send Tax Bills To: FirstBank P O Box 15600 Richmond, VA 23227	Tax Information: Tax Parcel ID No. 104-01-0F-004.00-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, **Tony Baehner and Karen Baehner, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William B. Spiva, an unmarried man**, ("Grantee"), his 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 No. 4 of West End Station Condominiums, a Condominium Development established under Master Deed of record in Instrument No. 20070712-0083315, and amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, Instrument No. 20090825-0080074 and Amendment Instrument No. 20241231-0101538, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tony Baehner and Karen Baehner, husband and wife by Warranty Deed from West End Station, LLC, A Tennessee limited liability company of record in Instrument No. 20081216-0120601 Register's Office for Davidson County, Tennessee, dated December 10, 2008 and recorded on December 16, 2008.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070712-0083315, with Plat of West End Station Condominiums and By-Laws appended thereto as Exhibits "B" and "C", respectively, and amended in Instrument No. 20071220-014057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, Instrument No. 20090825-0080074 and Instrument No. 20241231-0101538, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of West End Station Condominium Association, Inc. of record in Instrument Number 20080805-0080550, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Water, Pumps and Appurtenances in favor of The Metropolitan Government of record in Instrument Number 20080421-0040206, and Instrument No. 20080505-0046041, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20070425-0049064, and Instrument No. 20080505-0045999, in the Register's Office for Davidson County, Tennessee. Easement in favor of City of Nashville of record in Book 1851, Page 222, Book 5594, Page 379, in the Register's Office for Davidson County, Tennessee.

Application to Combine Parcels of record in Instrument Number 20070606-0067812, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Drainage and Access Easement in favor of The Metropolitan Government of record in Instrument Number 20070425-0049073, in the Register's Office for Davidson County, Tennessee.

Easement Agreement in favor of J. Tyler Faulkner of record in Instrument Number 20131007-0005196, in the Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20070711-0082529, 20071210-0142159, 20071220-0146057, in the Register's Office for Davidson County, Tennessee.

Grant of Easement in favor of West End Station, LLC of record in Instrument Number 20081017-0104357 and Instrument Number 20190628-0062928, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 206 36th Ave N 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, Grantors have executed this instrument on this 27th day of March, 2026.

Tony Baehner

Karen Baehner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tony Baehner and Karen Baehner, 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 27th day of March, 2026.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

True Copy Certification

I, **Tammy Carney,** 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 this the 27 day of March, 2026.

Affiant Signature
Date 3.27.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

