Karen Johnson Davidson County
Batch# 1401498 DEEDWARR
04/02/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20260402-0026855

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

CRT File No. 260253446

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $635,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2026.

Notary Public
My Commission Expires 1/14/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Morvant, II and Megan Morvant 6353 Columbia Avenue Unit A Nashville TN 37209	New Owner Ascend FCU P.O. Box 1210 Tullahoma TN 37388	Tax Parcel ID No. 091-13-1G-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, **Zachary Michael Mantel and Casey Marie Mantel, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Morvant, II and Megan Morvant, 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 Columbia Avenue Residences I, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Columbia Avenue Residences I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190123-0006678, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Zachary Michael Mantel and Casey Marie Mantel, husband and wife by Warranty Deed from 552 Westboro, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191218-0130466, Register's Office for Davidson County, Tennessee, dated December 13, 2019 and recorded on December 18, 2019.

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. 091-13-1G-001.00 CO.

Matters shown on the Plan of record in Plat Book 1130, page 100, 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. 20190123-0006678, said Register's Office.

This is improved property located at 6353 Columbia Avenue Unit A 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 30th day of March, 2026.

Zachary Michael Mantel

Casey Marie Mantel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Michael Mantel and Casey Marie Mantel, 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 30th day of March, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-08-2026

True Copy Certification

I, Yvette Meldrum, 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 3/30, 2026

3/30/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 30th day of March, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY