RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLC-38058-26

Karen Johnson Davidson County
Batch# 1401734 DEEDWARR
04/06/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20260406-0027217

WARRANTY DEED

RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-10-2030

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST day of APRIL, 2026

NOTARY PUBLIC

My commission expires: 02/10/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Agius, Jr. 1813B ASHTON AVENUE NASHVILLE, TN 37218	Same address as new owner	069 16 0G 002.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHT THOUSAND AND 00/100 Dollars ($308,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SUSAN AUDE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES AGIUS, JR., UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B as shown on the Plan of attached to the Declaration of Covenants, Conditions and Restrictions of 1813 Ashton Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230307-0016257, as amended in Instrument No. 20230613-0044914 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan Aude, unmarried from C&H Properties LLC, A Tennessee Limited Liability Company by Warranty Deed dated October 31, 2023 and recorded November 2,2023, in Instrument No. 20231102-0085841, in said Register's Office.

Being the same property conveyed to C&H Properties LLC, A Tennessee Limited Liability Company from C & W Ashton Partners, a Tennessee general partnership by Special Warranty Deed dated June 2, 2022 and recorded June 03, 2022, in Instrument No. 20220603-0064201,in said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1813B Ashton Avenue, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of March, 2026

GRANTOR(S)

Susan Aude

STATE OF ~~TENNESSEE~~ & South Carolina
COUNTY OF Lexington

Personally appeared before me, a Notary Public, Susan Aude, unmarried, 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 and seal, this the 31st day of March, 2026.

EBONIE SHAW MY COMM. EXP. NOTARY PUBLIC 07/14/2031 SOUTH CAROLINA

Notary Public

Ebonie Shaw
Printed Notary Name

My commission expires: 07/14/2031

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 31, MARCH 2026.

Custodian's Signature — 04/01/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 01ST day of April 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY