Name and Address of New Owner:
Reid Aksterowicz and Mackenzie Newman
86 French Street
Goodlettsville, TN 37072

Send Tax Bills To:

NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 025-08-0A-005-00

Karen Johnson Davidson County
Batch# 1402181 DEEDWARR
04/06/2026 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260406-0027412

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kelly Nalls and spouse, Ashley Christy Nalls**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Reid Aksterowicz, an Unmarried Man, And Mackenzie Newman, an Unmarried Woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Final Plat, Parkview Preserve, Phase 1A, of record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made fir a more complete and accurate description.

Being the same property conveyed to Kelly Nalls, married, and Ashley Christy, married, by Warranty Deed dated April 21, 2020 from NVR, Inc., a Virginia Corporation T/A Ryan Homes, recorded April 22, 2020 in Instrument No. 20200422-0042152 in the Register's Office.

Ashley Christy and Ashley Christy Nalls are one and the same person.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of April, 2026.

_____(SEAL)
Ashley Christy Nalls

_____(SEAL)
Kelly Nalls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2026, before me personally appeared Ashley Christy Nalls and Kelly Nalls, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, this 1st day of April, 2026.

_____
Notary Signature
My commission expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Wilson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 1st day of April, 2026.

_____
Notary Public
My commission expires: 5/28/28
File No. 2026-8713-RS

SANDRA L. MITCHELL
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

TRUE COPY CERTIFICATION

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

I, Meredith Berryhill, 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 4-1-2026 *(date of document)*.

Custodian's Signature — 4/1/2026 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1st day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON