Karen Johnson Davidson County
Batch# 1402286 DEEDWARR
04/06/2026 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,819.40
20260406-0027533

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203  	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $762,000.00 Affiant Subscribed and sworn to before me, this 31 day of March, 2026. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Blair C. Donald 4400 Belmont Park Ter #225 Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131 03 0C 225.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric John Daigle and Shane Pittman, as joint tenants with rights of survivorship** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blair C. Donald, an unmarried woman** ("Grantee"), Grantee's 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 Lot No. 225 on the Plan of Arden Place, Section Nine, of record in Book 5210, page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric John Daigle and Shane Pittman, as joint tenants with rights of survivorship by Deed dated December 12, 2019 from Janet Claire Tuck, married, recorded December 13, 2019, in Instrument Number 201912130128794, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **4400 Belmont Park Ter #225, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 31 day of March 2026.

Eric Daigle

Shane Pittman

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric Daigle and Shane Pittman,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of March, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 4/3/2026 (date of document).

Affiant Signature

4/3/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

