THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260353622**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2026. Notary Public My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 1403255 DEEDWARR
04/08/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20260408-0028242

WARRANTY DEED

Address New Owner: Sarah Nicole Golts and Eugene Golts 2207 Westview Dr Nashville TN 37212	Send Tax Bills To: New Owner Same	Tax Information: Tax Parcel ID No. 104 10 0D 009.00

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, **Matthew Joseph Branch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Nicole Golts and Eugene Golts, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 7-A on the Plan of WESTVIEW PARK CONDOMINIUM, of record in Book 6250, Page 388 and as set forth in Exhibit "D" to the Master Deed and By-Laws of record in Book 6522, Page 493, as amended to Charter recorded in Book 8206, Page 419; as amended by instrument(s) of record in Instrument No. 20110614-0045523; as Scrivener's Affidavit Correcting recorded in Instrument No. 20120224-0016299 and as further amended recorded in Instrument No. 20250528-0041698, said Register's Office, to which Plan and Exhibit "D" are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Matthew Joseph Branch, by Executrix's Deed from Sarah Margaret Branch, of record in Instrument No. 20251017-0082953, in the Register's Office of Davidson County, Tennessee, dated October 14, 2025, and recorded on October 17, 2025.

Being the same property conveyed to Joan M. Branch, a single person, by Warranty Deed from WP/Westview Drive, Inc., of record in Book 9315, Page 61, in the Register's Office of Davidson County, Tennessee, dated April 14, 1994, and recorded on April 18, 1994. The said Joan M. Branch died on February 19, 2025, then devising subject property to Sarah Margaret Branch [testate]. See Probate Case 25P989, Davidson County in the Seventh Circuit Court.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTVIEW, as recorded in Plat Book 5800, Page 233.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 1ST REVISION WESTVIEW, as recorded in Book 5800, Page 393.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ADDITION TO AND REVISION OF WESTVIEW, as recorded in Book 6250, Page 388.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTVIEW PARK Condominium of record in Book 6522, Page 493 as amended to Charter recorded in Book 8206, Page 419; as amended by instrument(s) of record in Instrument No. 20110614-0045523; as Scrivener's Affidavit Correcting recorded in Instrument No. 20120224-0016299 and as further amended recorded in Instrument No. 20250528-0041698; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6271, Page 385 as amended recorded in Book 7046 Page 560.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1759, Page 605 and Book 1914, Page 528.

Agreement to Maintain as set forth in instrument recorded in Book 6099, Page 925.

Note: The Company finds no public dedication in the Public Records of DAVIDSON County, Tennessee, of the streets and roads in WESTVIEW PARK CONDOMINIUM, nor any proof that they are publicly maintained.

This is improved property located at 2207 Westview Dr Nashville TN 37212

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 2nd day of April, 2026.

Matthew Joseph Branch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Joseph Branch, 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 2nd day of April, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/2/26 (date of document)

Regina Sullo

Affiant Signature

4/6/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 6 day of April, 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

