WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404259 DEEDWARR
04/10/2026 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20260410-0029096

File #26-TC-1332-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Ashley Haenel	**ALCOVA Mortgage, LLC**	
(NAME)	(NAME)	**082 09 2B 002.00**
8144 Moonbeam Avenue	**308 Market Street SE**	
(ADDRESS)	(ADDRESS)	
Sarasota, FL 34241	**Roanoke, VA 24011**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

1332 THIRD AVENUE NORTH NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DAVID ASHLEY HAENEL, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, TN, being Unit 2 on the Plan of THIRD & TAYLOR TOWNHOMES, a Horizontal Property Regime with Private Elements filed as Exhibit B to and established by Declaration of Covenants, Conditions and Restrictions for Third & Taylor Townhomes filed of record in Instrument No. 20190502-0040783, Register's Office of Davidson County, Tennessee, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Third and Taylor Townhomes, of record in Instrument No. 20190516-0046204, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Trimark Builders, LLC, a Tennessee limited liability company, by Warranty Deed from New Unity Church, a nonprofit corporation, of record in Instrument No. 20181019-0103987, in the Register's Office of Davidson County, Tennessee, dated October 18, 2018, and recorded on October 19, 2018.

Being the same property conveyed to 1332 Third Avenue North Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed from Trimark Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20201105-0130025, in the Register's Office of Davidson County, Tennessee, dated November 05, 2020, and recorded on November 05, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUGH W. MCGAVOCK'S ADDITION TO NORTH NASHVILLE, as recorded in Plat Book 17, Page 640.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190502-0040783 as amended in Instrument No. 20190516-0046204.
* Easement for Public Street Right of Way, recorded in Instrument No. 20180615-0057628.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1332 3rd Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 8th day of April, 2026.

1332 Third Avenue North Nashville, LLC, a Tennessee Limited Liability Company

By:_____
John Bishop, as Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

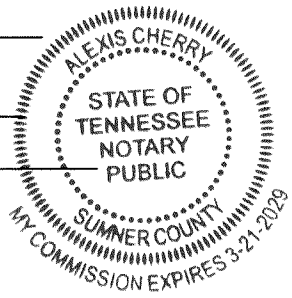
Before me, Alexis Cherry of the state and county mentioned, personally appeared John Bishop, Authorized Agent of 1332 Third Avenue North Nashville, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 1332 Third Avenue North Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such John Bishop, Authorized Agent of 1332 Third Avenue North Nashville, LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 8th day of April, 2026.

_____
Notary Signature

Printed Name: Alexis Cherry

My commission expires:_____



True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of April, 2026.

Affiant Signature

Date 4/8/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 3-21-2029

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029