THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353754** Karen Johnson Davidson County Batch # 1404285 DEEDWARR 04/10/2026 09:24:35 AM 2 pgs Fees: $13.00 Taxes: $647.50 20260410-0029132	Prepared by: Return to: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2026. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2029

WARRANTY DEED

Address New Owner: RYCA Development LLC 3600 Hillsboro Pike Unit H-11 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 11 0B 122.00

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, **Patricia L. Allinder, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RYCA Development LLC, a Tennessee Limited Liability Company**, ("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. 11, Building H on the Plan of THE VILLAGER EAST, according to the Master Deed and By-Laws of record in Book 5457, Page 298 and Deed of Correction recorded in Book 5553, Page 336, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5200, Page 235, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jack Harville Allinder and wife, Particia L. Allinder, by Warranty Deed from Kenneth J. Woodard, II, a married man, of record in Instrument No. 20070904-0105743, in the Register's Office of Davidson County, Tennessee, dated August 29, 2007, and recorded on September 04, 2007.The said Jack Harville Allinder died on December 11, 2024, leaving Patricia L. Allinder as surviving tenant by the entirety. Patricia L. Allinder's name being erroneously misspelled on the previous conveyance. Patricia L. Allinder and Particia L. Allinder being one and the same.

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 REVISED THE VILLAGER EAST CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 235 and Revising the Plat Book 5200, Page 178.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGER EAST Condominium of record in Book 5457, Page 298 and Deed of Correction recorded in Book 5553, Page 336; 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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3843, Page 131, as amended in Book 4120, Page 522.

Charter for Villager East Homeowners' Association, Inc., recorded as Book 5450, Page 744.

This is improved property located at 3600 Hillsboro Pike Unit H-11 Nashville TN 37215

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 8th day of April, 2026.

Patricia L. Allinder _____

Patricia L. Allinder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia L. Allinder, 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 8th day of April, 2026.

_____

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028