THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260353892**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Kayla White Affiant Subscribed and sworn to before me, this 17th day of April, 2026. Notary Public My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB. 12, 2030

Karen Johnson Davidson County
Batch# 1408340 DEEDWARR
04/20/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260420-0032168

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kayla White 1231 Nations Dr Nashville TN 37209	New Owner	Tax Parcel ID No. 091 06 2J 019.00

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, **Alexander Webb, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kayla White, unmarried,** ("Grantees"), her 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 Unit No. 19, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The TREATY OAKS COTTAGES PHASE II, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20190228-0018401, as amended in Instrument Nos. 20190404-0030656 and 20200904-0101333, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alexander Webb, by Warranty Deed from 1211 57th Ave TO LLC, a Limited Liability Company, of record in Instrument No. 20210305-0029298, in the Register's Office of Davidson County, Tennessee, dated February 22, 2021 and recorded on March 05, 2021.

Kaytlin Elizabeth Webb joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Alexander Webb.

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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190228-0018401, as amended in Instrument Nos. 20190404-0030656 and 20200904-0101333.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181206-0118904.

Easement recorded in Instrument No. 20181121-0114523.

Charter for Treaty Oaks Cottages Homeowner's Association, recorded as Instrument No. 20170104-0000640.

This is improved property located at 1231 Nations Dr Nashville TN 37209

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, Grantors warrant that this instrument is effective as of the 17th day of April, 2026.

Alexander Webb

Kaytlin Elizabeth Webb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kaytlin Elizabeth Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2026.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Certificate of Authenticity

I, Lacey Chumley, 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

April 17, 2026.

Date

Lacey Chumley

Affiant Signature

April 20, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of April, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

