Karen Johnson Davidson County
Batch# 1409645 DEEDWARRSP
04/22/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,134.90
20260422-0033092

Special Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $577,000.00 Affiant Subscribed and sworn to before me, this the 15th day of April, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Caroline L. Coltharp and James B. Stanga	Canopy Mortgage, LLC	091 12 2E 008.00
806 42nd Avenue North	360 Technology Court #200	
Nashville, TN 37209	Lindon, UT 84042	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINE L. COLTHARP, AND JAMES B. STANGA, , AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 108 of THE NATIONS OWNERS ASSOCIATION, INC., a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE NATIONS OWNERS ASSOCIATION, INC., a Horizontal Property Regime, of record in Instrument No. 20230626-0048526, as amended in Instrument Nos. 20230629-0049886, 20240521-0037703, 20250214-0011536, 20250324-0021971, 20250326-0022557, 20250326-0022668, 20250415-0028780, 20250421-0029889, 20250520-0039735, 20250703-0052672, 20250723-0058379, 20251103-0087551 and 20260220-0013709; Scrivener's Affidavit in Instrument No. 20230707-0051997 and Memorandum of Subdivision Roadway in Instrument No. 20230825-0066572, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation, by Quitclaim Deed from Hoosier Capital, LP, a Tennessee limited partnership, of record in Instrument No. 20220224-0021508, in the Register's Office of Davidson County, Tennessee, dated February 24, 2022 and recorded on February 24, 2022.

Being part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation, by Special Warranty Deed from Hoosier Capital, LP, a Tennessee limited partnership, of record in Instrument No. 20220224-0021507, in the Register's Office of Davidson County, Tennessee, dated February 24, 2022 and recorded on February 24, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 806 42nd Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2026.

Toll Southeast LP Company, Inc., a Delaware corporation

By: _____
Steven T. Morris, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Toll Southeast LP Company, Inc., a Delaware corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2026.

_____
Notary Public

My Commission Expires:
7/2/29



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 15, 2026

Affiant Signature

21st day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028