Karen Johnson Davidson County
Batch# 1411024 DEEDWARR
04/24/2026 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260424-0034839

Name and Address of New Owner:
Dousman Group LLC
8109 Hilldale Drive
Brentwood, TN 37027

Send Tax Bills To:

Same as owner

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 093 06 0A 183.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew Brian Costaregni, unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dousman Group LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1307 of the Horizontal Property Regime of ENCORE, A RESIDENTIAL CONDOMINIUM pursuant to Master Deed for ENCORE, A RESIDENTIAL CONDOMINIUM of record as Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048, Instrument No. 20181016-0102535 and Instrument No. 20230731-0058841, and Master Deed for ENCORE, A MASTER CONDOMINIUM of record in Instrument No. 20080225-0018425, as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Matthew Brian Costaregni, unmarried man, by Warranty Deed from Robert Cleveland and Kimberly Cleveland, husband and wife, of record in Instrument No. 20210809-0106644, in the Register's Office for Davidson County, Tennessee, dated August 6, 2021 and recorded on August 9, 2021.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of April, 2026.

_____(SEAL)
Matthew Brian Costaregni

STATE OF ~~TENNESSEE~~ RI
COUNTY OF ~~DAVIDSON~~ Washington

On this 10th day of April, 2026, before me personally appeared Matthew Brian Costaregni, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2026.

Kha Ferrell
Notary Signature
My commission expires: 1/20/2029

KHA FERRELL #766364
Notary Public, State of Rhode Island
My Commission Expires 01/20/2029

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF ~~TENNESSEE~~ KF Rhode Island
COUNTY OF ~~DAVIDSON~~ KF Washington

Sworn to and subscribed before me this 10th day of April, 2026.

Notary Signature
My commission expires: 1/20/2029

KHA FERRELL #766364
Notary Public, State of Rhode Island
My Commission Expires 01/20/2029

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 10, 2026

April 23, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 23 day of April, 2026.

Notary Public:

My Commission Expires: 7.6.26