Karen Johnson Davidson County
Batch# 1411488 DEEDWARR
04/24/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20260424-0035563

9008

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64404
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kirsten Amy Jorgensen Bharat Narasimhan 1110A Biltmore Avenue Nashville, TN 37204	Alliant Credit Union c/o DMI PO Box 0054 Palatine, IL 60055-0054

TAX MAP PARCEL NUMBERS: 131120U00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephanie Kristen Wise, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kirsten Amy Jorgensen and Bharat Narasimhan,** wife and husband, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A on the Plan of 1110 Biltmore Cottages, shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140904-0080946, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Stephanie Kristen Wise, unmarried individual, by Warranty Deed from Daniel Drake and Heidi Drake, husband and wife, dated June 8, 2022 and recorded on June 16, 2022, of record in Inst. No. 20220616-0069198, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140904-0080946 said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140904-0080946, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of 1110 Biltmore Cottages Corporation of record in Inst. No. 20140911-0083293, said Register's Office.

This is improved property, known as 1110 A Biltmore Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24 day of April, 2026.

Stephanie Kristen Wise

Stephanie Kristen Wise

State of Tennessee

County of Davidson

On this 24th day of April, 2026 before me the undersigned authority, personally appeared Stephanie Kristen Wise, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,575,000.00.

Affiant

Sworn and subscribed before me this 24 day of April, 2026.

SHANNON M. WILBUN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Notary

My Commission Expires: _____

Certificate of Authenticity

I, Anthony N. Greco, 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 the 24 day of April, 2026

4-24-26

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24 day of April, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027