Karen Johnson Davidson County
Batch# 1411531 DEEDWARRSP
04/24/2026 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,646.46
20260424-0035793

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

AUDRA C DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-23-2030

THIS INSTRUMENT WAS PREPARED BY
Lauren Griffin, PGP Title, Inc., 100 Westwood PL, Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Matthew C. Smallwood 524 Cityscape Drive Nashville, TN 37218	Matthew C. Smallwood, an unmarried man 524 Cityscape Drive, Nashville, TN 37218	070 09 3J 051.00

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew C. Smallwood, an unmarried man**, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 9 on the Plan of Summitt Avenue Townhomes d/b/a Skyline, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for Summitt Avenue Townhomes d/b/a Skyline, a Townhouse Planned Unit Development, of record in Instrument No. 20241121-0091208, First Amendment in Instrument No. 20241203-0093976, Second Amendment in Instrument No. 20241226-0099749, Third Amendment in Instrument No. 20250211-0010479, Fourth Amendment in Instrument No. 20250902-0069907, Fifth Amendment in Instrument No. 20250924-0076155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, by Quitclaim Deed from Comcast of Nashville I, LLC, a Delaware limited liability company, f/k/a Comcast Cablevision of Nashville I, LLC, f/k/a Broadband Nashville I, LLC, of record in Instrument No. 20220707-0078278, Register's Office for Davidson County, Tennessee, dated June 29th,

2022 and recorded on July 7th, 2022.

Being a portion of the same property conveyed to Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, by Special Warranty Deed from Comcast of Nashville I, LLC, a Delaware limited liability company, f/k/a Comcast Cablevision of Nashville I, LLC, f/k/a Broadband Nashville I, LLC, of record in Instrument No. 20220707-0078277, Register's Office for Davidson County, Tennessee, dated June 29th, 2022 and recorded on July 7th, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is unimproved ☐ improved ☑ 524 Cityscape Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the Appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness my/our hand(s) this 22 day of April, 2026.

Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership

BY: Pulte Homes Tennessee, Inc. a Michigan Corporation, its General Partner

By: Kay Davy, Division Closing Coordinator

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kay Davy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Division Closing Coordinator of Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership, By Pulte Homes Tennessee, Inc. a Michigan Corporation, its General Partner, the within named bargainor, a partnership and that she as such Division Closing Coordinator for the General Partner, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 day of April 2026.

Notary Public
My Commission Expires:
(SEAL)

AUDRA C DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-23-2030

Tennessee Certification of Electronic Document

I, Heather Bankston, 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 4/22/26 (date of document).

Affiant Signature

4/22/26
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

AUDRA C DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-23-2030