THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 39179-04-2026	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $513,000.00. Affiant Subscribed and sworn to before me this 24th day of April, 2026. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kelly O'Brien, James P. O'Brien, and Carly Elizabeth O'Brien 2032 Edison Park Lane Nashville, TN 37209	**Kelly O'Brien, James P. O'Brien, and Carly O'Brien** **201 John Street** **Binghamton, NY 13905**	Map and Parcel No.: 091024W06600CO

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, **Philip Saul Unger and Helen Greiss Unger, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **(i) Carly O'Brien, an unmarried woman, as to a 1/3 undivided interest as tenant-in-common and (ii) James P. O'Brien and Kelly E. O'Brien, husband and wife, as to a 2/3 undivided interest as tenant-in-common** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2032 Edison Park Lane, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they 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 as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1413499 DEEDWARR
04/29/2026 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,898.10
20260429-0038046

IN WITNESS WHEREOF, Grantors have executed this instrument on the 23RD day of April, 2026.

Philip Saul Unger

Helen Greiss Unger

STATE OF NEW JERSEY

COUNTY OF Monmouth

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

Witness my hand, at office, this 23RD day of April, 2026.

Notary Public Regla C Lopez

My Commission Expires: 10/14/2026

REGLA C LOPEZ
Commission # 2413529
Notary Public, State of New Jersey
My Commission Expires
October 14, 2026

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 66 of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime, of record in Instrument No. 20190508-0043217, as amended in Instrument No. 20190524-0049673; Instrument No. 20210618-0082869 and Instrument No. 20221020-0114277 and Assignment and assumption of declarant's rights record in Instrument No. 20200214-0016899, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Philip Saul Unger and Helen Greiss Unger, husband and wife, by Special Warranty deed from Toll Southeast LP Company, Inc., a Delaware Corporation, of record in Instrument No. 20220520-0058832, in the Register's Office of Davidson County, Tennessee, dated May 16, 2022, and recorded on May 20, 2022.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Section67-5-603, et seq.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190508-0043217, as amended in Instrument No. 20190524-0049673; Instrument No. 20210618-0082869 and Instrument No. 20221020-0114277 and Assignment and assumption of declarant's rights record in Instrument No. 20200214-0016899.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190711-0067539.
5. Easement recorded in Book 1939, Page 214.
6. Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5010, Page 359; Book 5010, Page 363 and Book 5010, Page 421.
7. Easement recorded in Instrument No. 20200310-0026747.
8. Charter for Edison Park Nashville Owners Association, Inc., recorded in Instrument No. 20190508-0043216.
9. Common Open Space recorded in Instrument No. 20221213-0129227.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 23, 2026.

Affiant Signature

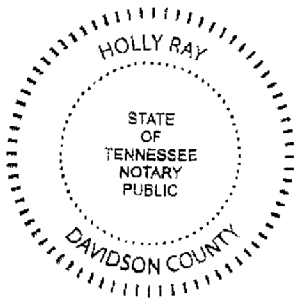
April 24, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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



Notary's Signature

My Commission Expires: 03/09/27