THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1414978 DEEDWARR
05/01/2026 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260501-0039132

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Alexander Anhalt and Camille Hallin 1228 North 2nd Street Nashville, TN 37207	Same as New Owner	071 15 0 324.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joshua Burnell , married** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Alexander Samuel Anhalt and Camille Hallin, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1228 North 2nd Street, Nashville, TN 37207 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of C.F. Sharpe and W.L. Horn's 2nd Subdivision of the Lindsley Property Northeast Nashville of record in Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 124 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Joshua Burnell, a single man, by Warranty Deed from Be A Helping Hand Foundation, a Tennessee Nonprofit Corporation dated January 17, 2019, and recorded January 22, 2019, of record in Instrument No. 20190122-0006148, in the Register's Office for Davidson County, Tennessee.

Emily Burnell joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

This is improved (X) unimproved ( ) property known as 1228 North 2nd Street, Nashville, TN 37207.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/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 whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 29th day of April, 2026.

Joshua Burnell

Emily Burnell

STATE OF California
COUNTY OF San Francisco

On this 29th day of April, 2026, before me personally appeared Joshua Burnell and Emily Burnell, 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 29th day of April, 2026.

Notary Signature
My commission expires: 12/12/2028

NIKOLA CICIN-SAIN
COMMISSION # 2504554
Notary Public - California
San Francisco County
Exp. DEC. 12, 2028

AFFIDAVIT OF VALUE

STATE OF California)
COUNTY OF San Francisco)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $570,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29 day of April, 2026.

Notary Public
My commission expires: 12/12/2028

NIKOLA CICIN-SAIN
COMMISSION # 2504554
Notary Public - California
San Francisco County
Exp. DEC. 12, 2028

Certificate of Authenticity

I, Alex McDaniel, 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 4/29/2026 (date of document).

Affiant Signature

Date: 4/29/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29 day of April, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER