THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch # 1415116 DEEDWARR 05/04/2026 10:00:56 AM 2 pgs Fees: $13.00 Taxes: $2,312.50 20260504-0039313	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00 Affiant Subscribed and sworn to before me, this 1 day of May, 2026. Notary Public My Commission Expires:

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/02/2028 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael Jon Fluck 898 Delmas Ave Nashville, TN 37216	Send Tax Bills to: CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	Tax Information: Tax Parcel ID No. 072-09-1U-002-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER EDWARD HUNTER AND MARISSA HUNTER, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL JON FLUCK, a single man** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being described as Unit 8 on the Plan of Homes at 900 Delmas Avenue, a Horizontal Property Regime with said Plat being shown as Exhibit B of record within the Declaration for Homes at 900 Delmas Avenue in Instrument Number 20220915-0103117, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christopher Edward Hunter, an unmarried person by Deed dated February 1, 2024 from John R. Lindahl, Jr. and wife Alice Lindahl, as to a 50% undivided interest in the property described herein and Michael W. O'Neill, as to the remaining 50% undivided interest in the property described herein, recorded February 6, 2024, in Instrument Number 202402060008144, in the Official Records of Davidson County, Tennessee.

Marissa Hunter joins as spouse of Christopher Edward Hunter to convey any marital interest in the subject property that they may have.

This is improved property commonly known as: **898 Delmas Ave, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of May, 2026.

CHRISTOPHER EDWARD HUNTER

MARISSA HUNTER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER EDWARD HUNTER AND MARISSA HUNTER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of ~~April~~ May 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____