| WARRANTY DEED | State of Tennessee<br>County of Davidson County<br><br>The actual consideration or value, whichever is greater, for this transfer is $359,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 30th day of April, 2026.<br><br>Notary Public<br>My commission expires: 11/15/28<br>(AFFIX SEAL) |
|---|---|

Karen Johnson Davidson County
Batch# 1415467 DEEDWARR
05/05/2026 08:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,328.30
20260505-0039892

MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC STATE OF TIARRA GRAYMAN

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Veronica Nunez Galvan** | New Owner | **114-15-1B-090.00** |
| 615 Old Hickory Blvd Unit 721 | | |
| Nashville TN 37209 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Sandra Kay Tinkham, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Veronica Nunez Galvan, a single woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee being Lot No. 90 on the Plan of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, created under Title Code Annotated 66-27-101, et. seq. as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617, Instrument No. 20221212-0128620, Instrument No. 20230426-0030536 and Instrument No. 20240501-0013748, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the amended Plan of Harpeth Heights Townhomes, shown on Exhibit A-1 to the Declarations of record in Instrument No. 20240501-0013748, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record Instrument No. 2020121-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument No. 20210115-0007399, in the Register's Office for Davidson County, Tennessee. and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Sandra Kay Tinkham, an unmarried woman by Warranty Deed dated September 27, 2022, from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20220929-0107626, in said Register's Office for Davidson County, Tennessee.**

**This instrument is being executed on behalf of Sandra Kay Tinkham pursuant to a Specific Power of Attorney executed by her on the 22nd day April, 2026, of record in Instrument No. 202605050039891, said Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record as shown as Exhibit "A-1" to the amendment of the Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes of record in Instrument No. 20240501-0031748, in said Register's Office.**

2) **Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20211105-0148324, as amended in Instrument No. 20220314-0029617, Instrument No. 20221212-0128620, Instrument No. 20230426-0030536 and Instrument No. 205240501-0013748, in said Register's Office**

3) **Agreement for Dedication of Easement for Sewer Line of record in Book 7142, page 512 and Book 7142, page 514, in said Register's Office.**

4) **Easements to the State Of Tennessee, of record in Book 7847, page 343 and Book 7903, page 73, and set out in Instrument No. 20220329-0035965, in said Register's Office.**

5) **Agreement for Dedication of Sewer Easement of record in Book 8089, page 718 and Book 8248, page 238, said Register's Office.**

6) **Agreement for Dedication of Public Utilities Easement of record in Book 8089, page 722, said Register's Office.**

7) **Access Easement of record in Book 9130, page 905 and in Instrument No. 20100209-0010192, in said Register's Office.**

8) **Amended and Restated Access and Utility Easement of record in Instrument No. 20201211-0145290, in said Register's Office.**

9) **Confirmation of Expiration of Termination Provisions (relating to amended and restated Access and Utility recorded in Instrument No, 20210804-0104791, in said Register's Office.**

10) **Conditions and Restrictions of record in Instrument No. 20210115-0007393, Instrument No. 20210115-0007394 and in Instrument No. 20210115-1117399, in the Register's Office for said County.**

11) **Subject to all matters on Plan of record in Instrument No. 20010920-0101746, and Instrument No. 20210519-0067525, Surveyor's Certificate of Clarification of record in Instrument No. 20231006-0079095, Register's Office for said County.**

12) **Agreement for Dedication of Public Right of Way of record in Instrument No. 20200824-0095115, in said Register's Office.**

13) **Emergency Access Easement Agreement of record in Instrument No. 20201210-0144690, in said Register's Office.**

14) **Easement Agreement of record in Instrument No. 20240111-0002497, in said Register's Office.**

15) **Dedication of Homeowners' Association, Inc., a Tennessee non-profit corporation, of record in Instrument No. 20220324-0033856, in said Register's Office.**

16) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

**This is improved property, known as 615 Old Hickory Blvd, #721, Nashville, TN 37209.**

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) that I/we am/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), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**Witness my/our hand(s) this 30th day of April, 2026.**

Sandra Kay Tinkham by: Atty in Fact

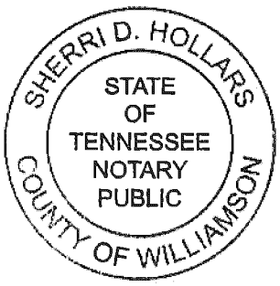
**Sandra Kay Tinkham by John T. Cook, Attorney-in-Fact**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named John T. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Sandra Kay Tinkham, the within named bargainor, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Sandra Kay Tinkham for the purpose therein contained, by signing the name of Sandra Kay Tinkham by himself as her Attorney-in-Fact, by virtue of a Specific Power of Attorney of record in Instrument No. 202605050039891, Register's Office for Davidson County, Tennessee.**

**WITNESS my hand, at office, this 30th day of April 2026.**

**Notary Public**
**My commission expires:** 7/17/2027



# Certificate of Authenticity

I, Joshua A. Terry, 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 4/30/26.

Affiant Signature – Joshua A. Terry

5/11/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/11/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27