THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454178**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $558,900.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2026. Notary Public My Commission Expires: 9/15/27

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1419230 DEEDWARR
05/12/2026 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,067.93
20260512-0042518

WARRANTY DEED

Address New Owner: Steven Francis Nick 301 Demonbreun Street #1902 Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 06 0A 298.00-CO

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, **Robin Mickelson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Francis Nick, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being UNIT NO. 1902 OF ENCORE, A RESIDENTIAL CONDOMINIUM, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, Attorney's Certificate recorded in Instrument No. 20080225-0018430; amended in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048; Instrument No. 20181016-0102535; Instrument No. 20230731-0058841 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425; Attorneys Certificate in Instrument No. 20080225-0018426, Amended in Instrument No. 20111104-0086473; Instrument No. 20111215-0097929 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Robin Mickelson, unmarried, by Warranty Deed from Sari Jane Casper, unmarried, of record in Instrument No. 20150129-0008597, in the Register's Office of Davidson County, Tennessee, dated January 28, 2015 and recorded on January 29, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT OF ENCORE, as recorded in Instrument No. 20060411-0041760.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Master Condominium of record in Instrument No. 20080225-0018425; Attorneys Certificate in Instrument No. 20080225-0018426, Amended in Instrument No. 20111104-0086473; Instrument No. 20111215-0097929; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, ATTONEY recorded in Instrument No. 20080225-0018430, Amendment recorded in Instrument No. 20151203-0122000, Amendment recorded in Instrument No. 20170324-0029048, Instrument No. 20181016-0102535 and Instrument No. 20230731-0058841; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Redevelopment Plan recorded in Book 7084 Page 983.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.

Easement recorded in Instrument No. 20120906-0080965.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.

Charter for Encore Master Condominium Association recorded in Instrument No. 20080225-0018424.

Charter for Encore Residential Condominium Association recorded in Instrument No. 20080225-0018428.

Ordinance recorded in Book 7631, Page 606; Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20060504-0051825.

This is improved property located at 301 Demonbreun Street #1902 Nashville TN 37201

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 8th day of May, 2026.

Robin Mickelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Mickelson, 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 8th day of May, 2026.

Notary Public
My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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 5/8/26.

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