THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260454195** Karen Johnson Davidson County Batch# 1419238 DEEDWARR 05/12/2026 09:28:30 AM 3 pgs Fees: $18.00 Taxes: $5,735.00 20260512-0042528	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2026. Notary Public My Commission Expires: 1/4/2027 ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: McKenzie Floyd 4311 Nebraska Ave Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 04 0 229.00

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, **Kristin Bock and Dillon Bock, wife and husband, and Randy Cardo, a married man,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **McKenzie Floyd, unmarried woman**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, described as follows to-wit: Being Lot No. 3, BLOCK 15, on the Plan of, A PART OF SYLVAN PARK of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 of Block 15 fronts 60.0 feet on the southerly margin of Nebraska Avenue, formerly 8th Avenue, and extends back between parallel lines with the easterly margin of 44th Avenue, North, formerly 3rd Street, 160.00 feet to an alley.

Being the same property conveyed to Kristin Bock and Dillon Bock, wife and husband and Randy Cardo, a married man, by Warranty Deed from Matthew Serck and Emily Serck, husband and wife, of record in Instrument No. 20220928-0107193, in the Register's Office of Davidson County, Tennessee, dated September 26, 2022 and recorded on September 28, 2022.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK 15, A PART OF SYLVAN PARK, as recorded in Plat Book 332, Page(s) 104.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4311 Nebraska Ave Nashville TN 37209

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, Grantors warrant that this instrument is effective as of the 6th day of May, 2026.

Kristin Bock

Dillon Bock

Randy Cardo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named Kristin Bock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2026.

Abby Benson
Notary Public
My Commission Expires: _____

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC – STATE OF TENNESSEE

Abby Benson
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 11/13/2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named Dillon Bock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2026.

Abby Benson
Notary Public
My Commission Expires: _____

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC – STATE OF TENNESSEE

Abby Benson
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 11/13/2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named Randy Cardo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2026.

Abby Benson
Notary Public
My Commission Expires: _____

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC – STATE OF TENNESSEE

Abby Benson
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 11/13/2029

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067
File# KR-26-2230

Certificate of Authenticity

I, Leslie Hayes, 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 5/5/2026.

Date

Affiant Signature

5/8/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of May, 2026.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary's Signature

My Commission Expires:
Date

Notary's Seal (if on paper)