After recording return to: Alex Nicol, 1116 Cahal Ave. Nashville, TN 37206
Send tax bills to: New Owner

GIFT – NO CONSIDERATION

This Instrument Prepared by: Buscher Law LLC 99 E Main St, Suite 200 Franklin, TN 37064 **Tax Parcel ID No.:** 072 14 0 036.00 Karen Johnson Davidson County Batch # 1419393 DEEDWARR 05/12/2026 01:47:20 PM 2 pgs Fees: $12.00 Taxes: $0.00 20260512-0042722	**OATH OF CONSIDERATION (T.C.A. § 67-4-409):** STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0, to the best of my knowledge and belief. **GRANTOR** Subscribed and sworn to before me this 12th day of May, 2026. Notary Public My Commission Expires:

BRADY JAMES BERRES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-04-2028

WARRANTY DEED

THIS DEED, made this 12th day of May 2026, between NADA TEMERINSKI (the "**Grantor**"); and ALEX NICOL of 1116 Cahal Ave. Nashville, TN 37206 (the "**Grantee**").

WITNESS, that the Grantor, **as an express GIFT for $0.00,** the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the Grantee, its heirs and assigns forever all the right, title, interest, claim and demand which the Grantor has in the real property, together with improvements, if any, situate, lying and in the County of Davidson of the State of Tennessee, described as follows:

Being Lot No. 12, Map of N.J. Gibson's Subdivision of Lot No. 2 of the Cahal Plan as of record in Plat Book 161, Page 165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alex Nicol and Nada Temerinski, husband and wife, by virtue of that certain Warranty Deed dated April 23rd, 2025, and being of record at Instrument No. 20250423-0031280 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jennifer Haynie, a single woman, by virtue of that certain Warranty Deed dated January 3, 2019, and being of record at Instrument No. 20190104-0001268 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 1116 Cahal Ave. Nashville, TN 37206.

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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, his heirs and assigns forever; and does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

IN WITNESS WHEREOF the Grantor has executed this deed on the day and year above written.

Name: **Nada Temerinski**

Signature: _____

Date: 05/12/2026

State of Tennessee

County of Williamson)

The foregoing instrument was acknowledged before me this 12th day of May, 2026, by **Nada Temerinski.**

Witness my hand and official seal.

_____

Notary Public

My commission expires _____

BRADY JAMES BERRES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028