Prepared by:
Mail and Return To:
Rosenthal Title, Inc
Blvd., Suite 130

Karen Johnson Davidson County
Batch # 1419843 DEEDWARR s
05/13/2026 11:15:14 AM 2 pgs
Fees: $13.00 Taxes: $6,382.50
20260513-0043031

Name and Address of New Owner:
Ordinary House LLC
2300 Charlotte Avenue, Ste 103
Nashville, TN 37203

Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Ordinary House, LLC
PO Box 340020
Nashville, TN 37203

Map & Parcel(s):
132-01-0T-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James David Kious and Shane McCoy, a married couple**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Ordinary House LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its heirs, successors 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, and being all of Unit No. 4041 of 4041-4043 General Bate Drive Homes, a Horizontal Property Regime with Private Elements, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions & Restrictions for 4041-4043 General Bate Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument 20150511-0043037 as amended in Instrument 20160718-0073780, and as corrected by Scrivener's Affidavit in Instrument 20161103-0116698, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of the property.

Being the same property conveyed to James David Kious, an unmarried man by Warranty Deed from Build Nashville DB2, LLC of record in Instrument No. 20161214-0130895 Register's Office for Davidson County, Tennessee, dated December 09, 2016 and recorded on December 14, 2016.

Being the same property conveyed to James David Kious and Shane McCoy, a married couple by Quitclaim Deed from James David Kious of record in Instrument No. 20170530-0053349 Register's Office for Davidson County, Tennessee, dated May 24, 2017 and recorded on May 30, 2017.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4041 General Bate Dr, Nashville, TN 37204

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, its heirs, successors and assigns forever; and we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves, our heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors 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 our hand this 8th day of May, 2026.

James David Kious

Shane McCoy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 8 day of MAY, 2026, before me personally appeared James David Kious and Shane McCoy, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 8 day of MAY, 2026.

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: 05-20-29

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,725,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 12th day of May, 2026.

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

Notary Public
My Commission Expires: _____