Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1419864 DEEDWARR
05/13/2026 11:39:53 AM 4 pgs
Fees: $23.00 Taxes: $2,090.13
20260513-0043057

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39198	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $564,900.00. Affiant Subscribed and sworn to before me this 7th day of May, 2026. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennel Wilson and Daniel Clemson 3412 Shelby Bottoms Bend Nashville, TN 37206	NEW OWNER	Map and Parcel No.: 084050B04800CO

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, Andrew Max Cole, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jennel Wilson and Daniel Clemson, wife and husbaned ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3412 Shelby Bottoms Bend, Nashville, TN 37206.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of May, 2026.

GRANTOR:

Andrew Max Cole

Andrew Max Cole

Joanna Cole, spouse of Grantor Andrew Max Cole, joins in the execution of this instrument for the express purpose of conveying to Grantees all of her interest, marital or otherwise, in the subject property.

Joanna Cole

Joanna Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by two way audio video communication before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Max Cole and Joanna Cole, 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 6th day of May, 2026.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

Certificate of Authenticity

I, Virginia Desjarlais, 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 05/06/2026.

Date

VDesjarlais

Affiant Signature

05/07/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of May, 20 26.

Notary's Signature

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 48 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20160707-0069540, as amended in Instrument No. 20161020-0110945, Instrument No. 20230123-0005073, Instrument No. 20240411-0025792, Instrument No. 20240411-0025793 and Instrument No. 20241007-0077673, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Max Cole, a single man, by deed dated May 30, 2019 from East Greenway Park, LLC, a Tennessee limited liability company, of record in Instrument No. 20190531-0051894, Register's Office for Davidson County, Tennessee. Andrew Max Cole having since married.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for East Greenway Park, A Townhouse Planned Unit Development, of record in Instrument No. 20160707-0069540, as amended in Instrument No. 20161020-0110945, Instrument No. 20230123-0005073, Instrument No. 20240411-0025792, Instrument No. 20240411-0025793 and Instrument No. 20241007-0077673, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 161, Page 163, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20160706-0069097 and Instrument No. 20170216-0016159, Register's Office for Davidson County, Tennessee.
7. Restrictions and Covenants for Stormwater Facilities and System of record in Instrument No. 20141205-0111597, Register's Office for Davidson County, Tennessee.
8. Charter for East Greenway Park Owners' Association, Inc., of record in Instrument No. 20170809-0081522 and Article of Correction to Charter in Instrument No. 20170818-0085273, Register's Office for Davidson County, Tennessee.
9. Easements of record in Book 3430, Page 142, Book 3435, Page 46, Book 7001, Page 49, Book 4008, Page 188, Book 4008, Page 196, Book 4008, Page 192, Book 4925, Page 655, Book 4007, Page 49 and Book 4007, Page 53, Register's Office for Davidson County, Tennessee.
10. Grant of Easement of record in Instrument No. 20181029-0106559, Register's Office for Davidson County, Tennessee.