Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-26-2966

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 2026.

Notary Public
My Commission Expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Karen Johnson Davidson County
Batch# 1419914 DEEDWARR
05/13/2026 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260513-0043116

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Ross Dougherty | New Owner | 119-10-08-029.00-CO |
| 218 Thompson Park Drive | | |
| Nashville, TN 37211 | | |

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phetsuvanh Kevin Talatham, an unmarried man**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ross Dougherty**, hereinafter called the Grantee(s), their 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, being Unit No. 29 on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489, and Instrument No. 20181207-0119643, establishing Horizontal Property Regime with Private Elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration.

Being the same property conveyed to Phetsuvanh Kevin Talatham by Warranty Deed from 100 Thompson, LLC, a Tennessee limited liability company of record in Instrument No. 20190522-0048278 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 22, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is Improved property known as 218 Thompson Park Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 7th day of May, 2026.

Phetsuvanh Kevin Talatham

State of South Carolina
County of Charleston

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phetsuvanh Kevin Talatham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Charleston, SC, this 7th day of May, 2026.




Notary Public at Large
My Commission Expires: 12/05/2033

## Certificate of Authenticity

I, Linzie Hahn, 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 5/7/26.

Date

L Hahn

Affiant Signature

5/7/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 7th day of May, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028