THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454086** Karen Johnson Davidson County Batch# 1420096 DEEDWARR 05/14/2026 09:29:30 AM 3 pgs Fees: $18.00 Taxes: $1,683.50 20260514-0043385	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2026. Notary Public My Commission Expires:

ELIZABETH G. COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

WARRANTY DEED

Address New Owner: Nicole B. Dorris 219 Prince Avenue, Unit D Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-07-0C-004.00 CO

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, **Lauren Patricia DeBello, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole B. Dorris, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "D" on the plan of Homes at 219 Prince Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 219 Prince Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161123-0124011, amended in Instrument No. 20170606-0056470 and Instrument No. 20181206-0119096, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to LAUREN PATRICIA DEBELLO, by deed from TBC DEVELOPMENT, LLC, of record in Instrument No. 20190416-0035009, dated April 15, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 071-07-0C-004.00 CO.

Matters shown on the Plan of record in Plat Book 161, pages 26-27, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161123-0124011, amended in Instrument No. 20170606-0056470 and in Instrument No. 20181206-0119096, said Register's Office.

This is improved property located at 219 Prince Avenue, Unit D Nashville TN 37207

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, Grantor has executed this instrument on this 13th day of May, 2026.

Lauren Patricia DeBello a/k/a Lauren P DeBello

Lauren Patricia DeBello a/k/a Lauren P. DeBello

STATE OF FLORIDA)

COUNTY OF SARASOTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren Patricia DeBello a/k/a Lauren P. DeBello, 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 ~~13th~~ 12th day of May, 2026.

BETH MCKINNON
Notary Public - State of Florida
Commission # HH 423792
My Comm. Expires Nov 15, 2027

Notary Public Beth McKinnon

By means of physical presence. ID produced; Drivers License

My Commission Expires: 11-15-2027

Certificate of Authenticity

I, Ryan Lux, 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 **May 12, 2026**.

Date

Affiant Signature

05/12/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

