THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353874

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $369,900.00.

Sara Oliver
Affiant

Subscribed and sworn to before me, this 14th day of May, 2026.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch # 1421052 DEEDWARR
05/15/2026 09:44:24 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63
20260515-0043812

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sara Oliver 2160 Bayport Avenue Old Hickory TN 37138	New Owner	Tax Parcel ID No. 044-09-0B-093.00-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, **Austin Glaza and Caroline Holland, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sara Oliver, a single person**, ("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 No. 93 on the plan of the Rowhouses at Robinson Road (Phase 2), as shown on Exhibit "C-2" of the Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190423-0037385, and amended as Instrument Nos. 20190627-0062402 , 20200116-0005698 , 20201203-0140753 , 20210224-0022939 (being said Fourth Amendment), and 20210825-0115036 , with Attorney's Certificate of record as Instrument No 20200406-0036201 , 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 AUSTIN GLAZA, AN UNMARRIED MAN AS TO AN UNDIVIDED 50% INTEREST AND CAROLINE HOLLAND, AN UNMARRIED MAN AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from CRAIGHEAD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20211112-0150689, dated November 10, 2021, 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. 044-09-0B-093.00-CO.

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 as Instrument No. 20190423-0037385, and amended as Instrument Nos. 20190627-0062402, 20200116-0005698, 20201203-0140753, 20210224-0022939, and 20210825-0115036 , said Register's Office.

Attorney's Certificate of record as Instrument No 20200406-0036201, said Register's Office.

Matters shown on the Plan of record in Book 6200, page 73, with partial abandonments of record as Instrument Nos. 20020923-0115686, and 20020923-0115687, said Register's Office.

Line Easement of record in Book 5861, page 693, said Register's Office.

Matter(s) of record in Book 6274, page 436, and in Book 6392, page 453, said Register's Office. Agreement of record in Book 8421, page 436, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument Nos. 20011010-0110524, 20011010-0110526, and 20011010-0110528, said Register's Office.

Notice of Land Use Restrictions of record as Instrument Nos. 20091002-00916 59, and 20091002-0091660 , said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Nos. 20190315-0023882 , and 20210212-0020414 , said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20190604-0053339 , said Register's Office.

Right-of-Way Easement of record as Instrument No. 20190723-0071867, said Register's Office. and Maintenance Agreement for Stormwater Management Facilities of record as Instrument No. 20210209-0018524 , said Register's Office.

Rights of others in and to party walls.

This is improved property located at 2160 Bayport Avenue Old Hickory TN 37138

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 14th day of May, 2026.

Austin Glaza

Caroline Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin Glaza and Caroline Holland, 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 14th day of May, 2026.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028