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

CRT File No. 260454210

MICHELLE NOSKIN
My Notary ID # 133264386
Expires August 12, 2029

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Tarrant)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Edward Welsh
Affiant

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

Michelle Noskin
Notary Public
My Commission Expires: 08-12-2029

Karen Johnson
Batch # 1421627
05/18/2026 09:50:01 AM
Fees: $13.00 Taxes: $2,127.50

Davidson County
DEEDWARR
2 pgs

20260518-0044158

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan F. Trumbull 710 Buchanan Street #10 Nashville TN 37208	New Owner	Tax Parcel ID No. 081 08 4B 017.00

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, **Edward Welsh, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan F. Trumbull**, ("Grantees"), its 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. 17, as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for SALEMTOWN COTTAGES, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130930-0102050, as amended by First amendment to Declaration of Covenants, Conditions and Restrictions for SALEMTOWN COTTAGES and Bylaws of SALEMTOWN COTTAGES Homeowner's Association, Inc., of record as Instrument No. 20140509-0040031, and Instrument No. 20170505-0044780, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward Welsh, a single man, by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, of record in Instrument No. 20150710-0067049, in the Register's Office of Davidson County, Tennessee, dated June 19, 2015, and recorded on July 10, 2015.

Said property was never the primary marital residence of Grantor.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN, as recorded in Plat Book 21, Page 105 and CONSOLIDATION PLAT recorded in Instrument No. 20140701-0057888.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130930-0102050, as being amended in Instrument No. 20140509-0040031 and Instrument No. 20170505-0044780.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140424-0034431.

Easement for Ingress or Egress, recorded in Book 4117, Page 233, Book 4122, Page 106, Book 4127, Page 397, Book 4130, Page 170, Book 4147, Page 69, Book 4149, Page 459, Book 4163, Page 432, Instrument No. 20051214-0149957, Instrument No. 20060329-0035799, Instrument No. 20060405-0039126, Instrument No. 20060427-0048019, Instrument No. 20060427-0048020, Instrument No. 20070102-0000128.

Easement for Right of Way, recorded in Instrument No. 20060213-0017453, Instrument No. 20060912-0112604.

Charter for Salemtown Cottages Homeowners' Association, Inc., recorded as Instrument No. 20130930-0102049.

Attention is directed to the fact that one or more of the boundary lines of the subject property may abut a limited access roadway with rights of access limited to those points designated by the applicable governmental authority.

This is improved property located at 710 Buchanan Street #10 Nashville TN 37208

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.

Edward Welsh

Edward Welsh

STATE OF ~~TENNESSEE~~ mn Texas)
COUNTY OF ~~DAVIDSON~~ mn Tarrant)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Welsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2026.

Michelle Noskin

Notary Public

My Commission Expires: 08-12-2029

MICHELLE NOSKIN
My Notary ID # 133264386
Expires August 12, 2029