Karen Johnson Davidson County
Batch# 1421683 DEEDWARR
05/18/2026 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20260518-0044235

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39196-04-2026	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me this 11th day of May, 2026. Notary Public My Commission Expires:

MORGAN O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christian Sala Stephanie Sala 2260 Belle Creek Way Nashville, TN 37221	American Pacific Mortgage Corporation 3000 Lava Ridge Court, Ste. 200, Roseville, CA 95661	Map and Parcel No.: 141 03 0C 002.00

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, Glenda L. Pifer, unmarried ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Christian Sala and Stephanie Sala, husband and wife ("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 2260 Belle Creek Way, Nashville, TN 37221.

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 herself, her 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 5th day of May, 2026.

GRANTOR:

Glenda L. Pifer

Glenda L. Pifer

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, Glenda L. Pifer, 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 5th 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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2 of HARPETH SPRINGS VILLAGE, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and Restated in Instrument No. 20180417-0036143, Amended in Instrument Number 20190130-0009015, Scrivener's Affidavit in Instrument No. 20190325-0026836, Depiction of Property attached as Exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit "B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Glenda L. Pifer, an unmarried woman, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20191217-0130218, in the Register's Office of Davidson County, Tennessee, dated December 16, 2019, and recorded on December 17, 2019.

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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT HARPETH SPRINGS, as recorded in Plat Book 6900, Page 421.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH SPRINGS, as recorded in Instrument No. 20031105-0162146.
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH SPRINGS, REPLAT OF LOT 2, as recorded in Instrument No. 20180302-0019848.
7. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180326-0028123, as Amended and Restated in Instrument No. 20180417-0036143, as Amended in Instrument No. 20190130-0009015 and Scrivener's Affidavit recorded in Instrument No. 20190325-0026836.
8. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170922-0097599.
9. Easement for Drainage, recorded in Book 7349, Page 564.
10. Easement for Sewer Line, recorded in Book 7601, Page 409.
11. Easement for Declaration of Drainage Easement and Storm Water Pond Maintenance Agreement, recorded in Instrument No. 20171227-0131366.
12. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030428-0056453.
13. Charter for Harpeth Springs Homeowners Association, Inc., record as Instrument No. 20190322-0026245.
14. Common Open Space Deed recorded as Instrument No. 20190418-0035916.
15. No public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in Harpeth Springs Village, nor any proof that they are publicly maintained.

Certificate of Authenticity

I, Celia Stewart Rouse, 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 5-6-24.

Celia Stewart Rouse

Affiant Signature

5-6-24

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 6 day of May, 2026.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY