Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260453990

Karen Johnson Davidson County
Batch # 1421940 DEEDWARR
05/19/2026 10:00:06 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50
20260519-0044694

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2026.

Notary Public
My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carl Hamilton and Margaret Hamilton 4102B Oriole Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117-15-0K-002.00-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, **Nancy T. Jones, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl Hamilton and Margaret Hamilton, husband and wife**, ("Grantees"), their 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. 2, Oriole Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20071231-0148925, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Nancy T. Jones, an unmarried woman by Warranty Deed from Bryan Thomas Martin and Nathaniel Matthew Martin, devisees under the Last Will and Testament of Joyce Martin, deceased, of record in Instrument No. 20180524-0049938 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 24, 2018.

The execution of this instrument is affected by the signature of Nina Jones Morel, as Attorney-in-fact for Nancy T. Jones, which Power of Attorney is recorded in Instrument No. 20260519-0044693, 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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 30, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20071231-0148925, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that

the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Restrictions of record in Book 1165, Page 562, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Oriole Homeowner's Association of record in Instrument Number 20071231-0148924, in the Register's Office for Davidson County, Tennessee.

Easement in favor of the Metropolitan Government of Nashville and Davidson County of record in Book 3893, Page 114, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4102B Oriole Place Nashville TN 37215

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 18th day of May, 2026.

Nancy T Jones by Nina Jones Morel as Attorney-in-fact

Nancy T. Jones by Nina Jones Morel as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina Jones Morel, 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, and who further acknowledged that she is the Attorney-in-Fact for Nancy T. Jones, and that she is authorized by Nancy T. Jones, to execute this instrument on her behalf.

WITNESS my hand, at office, this 18th day of May, 2026.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

My Commission Expires: _____