Docusign Envelope ID: 08B6F197-28F6-871C-832C-5BD903906E3F

Karen Johnson Davidson County
Batch # 1421988 DEEDWARR
05/19/2026 10:53:09 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20260519-0044774

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
40 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39219-04-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me this 15th day of May, 2026. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Hammer Simon Hammer 4112A Oriole Place Nashville, TN 37215	New Owner	Map and Parcel No.: 131 03 2F 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, Bill S. Gough, LLC, a Kentucky limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Amanda Hammer and Simon Hammer, wife and husband ("Grantee"), Grantee's 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 4112A Oriole Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's 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 itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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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, the corporate party by its duly authorized agent, on the 14 day of May, 2026.

GRANTOR:

BILL S. GOUGH, LLC
a Kentucky limited liability company

BY: _____ Signed by: Bill S. Gough 70BF2231D46B440...
Kelly E. Cox, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kelly E. Cox, the bargainor, 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 Authorized Agent of Bill S. Gough, LLC, a Kentucky limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

_____
Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4112A of 4112 ORIOLE PLACE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4112 ORIOLE PLACE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20180511-0045477, as amended in Instrument No. 20190221-0015750, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Bill S. Gough, LLC, a Kentucky limited liability company, by Warranty Deed from Thomas R. Medlin, III, married, of record in Instrument No. 20190417-0035239, Corrected in Instrument No. 20190606-0054231, in the Register's Office of Davidson County, Tennessee, dated April 11, 2019 and recorded on April 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 BIRDHAVEN, as recorded in Plat Book 1130, Page 30.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180511-0045477, as amended in Instrument No. 20190221-0015750.
6. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1165, Page 562.