Karen Johnson Davidson County
Batch# 1422830 DEEDWARR
05/20/2026 11:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20260520-0045530

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39188	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2026. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Claire Drowota 407 Sunnyside Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 091070F00100CO

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, Ryland Close, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Claire Drowota, an unmarried woman ("Grantee"), her 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 4707 A Kentucky Avenue, Nashville, TN 37209.

This property was never the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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 18th day of May, 2026.

GRANTOR:

Ryland Close

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryland Close, 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 18th day of May, 2026.

Notary Public
My Commission Expires: 3/8/28

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A of 4707 Kentucky Avenue Townhomes, as shown on the site plan map attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4707 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131218-0127793, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryland Close, an unmarried man, by deed dated March 31, 2017 from Jason Lyle and Kelley Apoldo Lyle, husband and wife, of record in Instrument No. 20170413-0035999, Register's Office for Davidson County, Tennessee.

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. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 4707 Kentucky Avenue Townhomes, of record in Instrument No. 20131218-0127793, and Instrument No. 20130806-0082559 as amended in Instrument No. 20130816-0086496, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan of record attached as Exhibit "B" to the Declaration in Instrument No. 20131218-0127793, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 547, Page 65, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/18/26 (date of document).

Affiant Signature

5/18/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of May, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

