Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BC-26-1829B

Karen Johnson
Batch # 1424947
05/26/2026 11:16:10 AM
Fees: $18.00 Taxes: $3,441.00

Davidson County
DEEDWARR
3 pgs

20260526-0047472

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39223-04-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $930,000.00. Affiant Subscribed and sworn to before me this 21 day of May, 2026. Notary Public My Commission Expires: 1-22-29

ADAM H. PATTERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony Donovan Langone, Trustee Anthony James Langone, Trustee 1829 B 4th Avenue North Nashville, TN 37208	SAME AS NEW OWNERS	Map and Parcel No.: 081081V00200CO

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, Keith Komar and Marsha Komar, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Anthony James Langone and Anthony Donovan Langone, Co-Trustees of the 1829B 4th Avenue North Revocable Trust under agreement dated May 5, 2026 ("Grantees"), their successors 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 1829 B 4th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors 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, Grantors have executed this instrument effective as of the 18th day of May, 2026.

GRANTORS:

Keith Komar

Marsha Komar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith Komar and Marsha Komar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1829 4th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20220518-0057337, as amended by First Amendment to Declaration in Instrument No. 20260209-0009400 as corrected by Scrivener's Affidavit of record in Instrument No. 20260309-0018658, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to Declaration in Instrument No. 20260209-0009400 as corrected by Scrivener's Affidavit of record in Instrument No. 20260309-0018658, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Komar and Marsha Komar, husband and wife, by deed dated December 11, 2024 from Jeff Zeitlin, unmarried, of record in Instrument No. 20241210-0095605, 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. All matters appearing on the Plan of record as Book 21, Page 64, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions for 1829 4th Avenue North, appearing as Instrument No. 20220518-0057337, as amended by First Amendment to Declaration in Instrument No. 20260209-0009400 as corrected by Scrivener's Affidavit of record in Instrument No. 20260309-0018658, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Site Plan of record attached as Exhibit B to the First Amendment to Declaration in Instrument No. 20260209-0009400 as corrected by Scrivener's Affidavit of record in Instrument No. 20260309-0018658, Register's Office for Davidson County, Tennessee.
8. Restrictive Covenant for Detached Structure of record in Instrument No. 20231218-0097494, Register's Office for Davidson County, Tennessee.