THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554352**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Rutherford (KP)) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2026. Notary Public My Commission Expires: 8/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1425290 DEEDWARR
05/27/2026 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20260527-0047866

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Victoria V. Santander De Rivadeneyra 4958 Edmondson Pike #H-43 Nashville TN 37211	New Owner	Tax Parcel ID No. 147 07 0B 043.00

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, **Prass Family, LP, a Tennessee limited partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Victoria V. Santander De Rivadeneyra*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: * a Single Woman

Land in Davidson County, Tennessee, being Unit No. H-43 on the Plan of WOODLEA PLACE TOWNHOMES of record in Plat Book 5050, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Prass Family LP, a Tennessee limited partnership, by Quitclaim Deed from Richard and Margaret Prass Family L.P., of record in Instrument No. 20250523-0040634, in the Register's Office of Davidson County, Tennessee, dated May 12, 2025, and recorded on May 23, 2025.

Being the same property conveyed to Richard and Margaret Prass Family L.P., by Quitclaim Deed from Carrie Ann Schwickardt and Markus Schwickardt, wife and husband, of record in Instrument No. 20120510-0040717, in the Register's Office of Davidson County, Tennessee, dated May 03, 2012, and recorded on May 10, 2012.

Being the same property conveyed to Carrie Ann Schwickardt and Markus Schwickardt, wife and husband, by Warranty Deed from Richard L. Prass, married, of record in Instrument No. 20071019-0124176, in the Register's Office of Davidson County, Tennessee, dated October 18, 2007, and recorded on October 19, 2007.

Being the same property conveyed to Richard L. Prass, by Warranty Deed from Vann Smith, unmarried, and Greg Brockway, unmarried, of record in Instrument No. 20070730-0090255, in the Register's Office of Davidson County, Tennessee, dated July 26, 2007, and recorded on July 30, 2007.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLEA PLACE TOWNHOMES, as recorded in Plat Book 5050, Page(s) 101.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1629, Page 115 as Release recorded in Book 1726, Page 379 and Book 1729, Page 195 and Amended in Book 4750, Page 536.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1715, Page 537; Book 1850, Page 566 and Book 2595, Page 381.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 5197, Page 544.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10010, Page 45.
Common Open Space Deed recorded as Book 5201, Page 958.

By Laws for Woodlea Place Home Owners Association, Inc. recorded as Book 5197, Page 585.

Rules and Regulations recorded in Book 6636, Page 970 and Instrument No. 20231023-0082855.

This is improved property located at 4958 Edmondson Pike #H-43 Nashville TN 37211

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 22nd day of May, 2026.

Prass Family, LP, a Tennessee limited partnership

BY: _____
Natalie Prass, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Natalie Prass, with whom I am personally acquainted, and who acknowledged themselves to be the Authorized Partner of Prass Family, LP, a Tennessee limited partnership, the within named bargainer, and that they as such Authorized Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Authorized Partner.

Witness my hand, at office, this 22nd day of May, 2026.

_____
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/22/2026 (date of document).

Emma Howard
Affiant Signature

5/22/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22 day of May, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL