WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1425336 DEEDWARR
05/27/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260527-0047923

File #26-DW-1225-202

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Cleary and Klarke Kilgore	**Guaranteed Rate Inc.**	
(NAME)	(NAME)	
1225 4th Avenue South #202	**3940 N. Ravenswood Avenue**	**105 03 0R 018.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

AMIR ATEFI, A MARRIED PERSON, AND JOSEPH CIRO PATITO, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARY CLEARY AND KLARKE KILGORE, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 202 of WOODSTOCK CONDOMINIUMS, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Amir Atefi, a single man, and Joseph Ciro Patito, a single man, as tenants in common, by Warranty Deed from Woodstock Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20190712-0068029, in the Register's Office of Davidson County, Tennessee, dated July 05, 2019 and recorded on July 12, 2019.

This was never the principal place of residence for the Grantors.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOURTH AVE. S. PROPERTY, as recorded in Plat Book 6050, Page 583.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WOODSTOCK Condominium of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 10512, Page 725.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20141010-0094097.
* Easement for Cable Right-of-Way, recorded in Book 8269, Page 358 and Book 8274, Page 769.
* Easement for Communications Cable or Fiber Optic Line Protection Rider, recorded in Book 8299, Page 86.
* Easement for Public Street Right-of-Way, recorded in Instrument No. 20141010-0094332.
* Easement for Access, recorded in Instrument No. 20141020-0096498.
* Easement recorded in Instrument No. 20150911-0092389.
* Pipeline Crossing Agreement as set forth in instrument recorded in Book 7240, Page 620; Book 7760, Page 827; Book 7883, Page

239; Book 7932, Page 153 and Book 8709, Page 588.
* Right-of-Way Occupancy Agreement as set forth in instrument recorded in Book 7847, Page 115.
* Agreement of Partial Assignment as set forth in instrument recorded in Book 8919, Page 821.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1225 4th Avenue South, #202, Nashville, TN 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21st day of May, 2026.

Amir Atefi

Joseph Ciro Patito

STATE OF ~~NY~~ NV
COUNTY OF ~~NY~~ NV

On this 21st day of May, 2026, before me personally appeared Amir Atefi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2026.

Notary Signature
My commission expires: 10-27-2027

Rachel B. Mizrahi
Notary Public: State of New York
Registration No: 01MI6100849
Qualified: New York County
Commission Expires: October 27, 2027

STATE OF NY
COUNTY OF NY

On this 21st day of May, 2026, before me personally appeared Joseph Ciro Patito, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2026.

Notary Signature
My commission expires: 10-27-2027

Rachel B. Mizrahi
Notary Public: State of New York
Registration No: 01MI6100849
Qualified: New York County
Commission Expires: October 27, 2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 **5/21/2026**.

Date

Affiant Signature

5/26/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **26th** day of **May**, 20**26**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)