BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554472

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $655,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2026.

Notary Public
My Commission Expires:

DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Karen Johnson Davidson County
Batch # 1426316 DEEDWARR
05/28/2026 09:44:43 AM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20260528-0048324

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Regan Howard 4410 Elkins Avenue Nashville TN 37209	Guaranteed Rate Inc. 3940 N. Ravenswood Ave. Chicago, IL 60613	Tax Parcel ID No. 091 16 0 065.00

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, **Michael A. Ribas and Jennifer Ribas, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Regan Howard, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 19.0 Feet of Lot No. 309 and the Easterly 21.0 Feet of Lot No. 311 of Block No. 13 on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of Lots Nos. 309 and 311 front together 40.0 Feet on the Northerly side of Elkins, formerly 2nd Avenue, and run back between parallel lines 150.0 Feet to an alley.

Being the same property conveyed to Michael A. Ribas and Jennifer Ribas, husband and wife, by Quitclaim Deed from Michael A. Ribas and Jennifer N. Pitta, Jennifer N. Pitta is now known as Jennifer Ribas, as tenants in common with right of survivorship, of record in Instrument No. 20121031-0099857, in the Register's Office of Davidson County, Tennessee, dated October 22, 2012 and recorded on October 31, 2012.

Being the same property conveyed to Michael A. Ribas, an unmarried man and Jennifer N. Pitta, an unmarried woman, as tenants in common with right of survivorship, by Quitclaim Deed from Michael A. Ribas, an unmarried man, Jennifer N. Pitta, an unmarried woman, and David E. Pitta, a married man, of record in Instrument No. 20110621-0047637, in the Register's Office of Davidson County, Tennessee, dated June 17, 2011 and recorded on June 21, 2011.

Being the same property conveyed to Michael A. Ribas, an unmarried man and Jennifer N. Pitta, an unmarried woman and David E. Pitta, a married man as joint tenants in common with rights of survivorship, by Warranty Deed from Rebecca Robin Sparks, unmarried, of record in Instrument No. 20090806-0073896, in the Register's Office of Davidson County, Tennessee, dated July 31, 2009 and recorded on August 06, 2009.

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.

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 CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 103.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4410 Elkins Avenue Nashville TN 37209

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 27th day of May, 2026.

Michael A. Ribas

Jennifer Ribas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Ribas and Jennifer Ribas, 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 27th day of May, 2026.

Notary Public
My Commission Expires:

