Karen Johnson Davidson County
Batch# 1426457 DEEDWARR
05/28/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20260528-0048495

Name and Address of New Owner:
John R. Gregoric, Jr and Julia Burciaga
2115 Yeaman Place, 510
Nashville, TN 37206

Send Tax Bills To:
John R. Gregoric, Jr and Julia Burciaga
2115 Yeaman Place 510
Nashville, TN 37206

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-15-0A-097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Emmanuel William Hatz, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John R. Gregoric, Jr and Julia Christine Burciaga, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 510 and Parking Space 74 and 76 and Storage Unit 5C, 5TH AND MAIN Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283 and 20111129-0092827, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Emmanuel William Hatz, a single person, by Warranty Deed dated February 2, 2012 from Vth 5th and Main, LLC, a Delaware Limited Liability Company, recorded February 7, 2012 in Instrument No. 20120207-0011085 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of May, 2026.

(SEAL)
Emmanuel William Hatz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2026, before me personally appeared Emmanuel William Hatz, 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 27th day of May, 2026.

Notary Signature
My commission expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 27th day of May, 2026.

Notary Public
My commission expires: 9/15/27
File No. 2026-8843-MA

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/27/26.

Affiant Signature – Joshua A. Terry

5/28/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/28/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON