THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454283** Karen Johnson Davidson County Batch# 1426785 DEEDWARR 05/29/2026 04:10:30 PM 3 pgs Fees: $18.00 Taxes: $1,535.50 20260529-0048914	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Kayla Vitas Affiant Subscribed and sworn to before me, this 29th day of May, 2026. Notary Public My Commission Expires: 9/5/28 CONNOR SESTAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Makayla Mosier 7277 Charlotte Pike #213 Nashville TN 37209	Send Tax Bills To: United Wholesale Mtg. 585 South Blvd E Pontiac, MI 48341	Tax Information: Tax Parcel ID No. 114 08 0C 091.00

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, **Kayla Vitas, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Makayla Mosier, a single woman,** ("Grantees"), their 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 Unit No.88 on the Plan of WEST PARK, PHASE 2 as established by Master Deed for WEST PARK Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, as amended by First Amendment and supplement to Declaration of Covenants, Conditions and Restrictions and by-laws for WEST PARK Homeowners Association, Inc., of record in Instrument No. 20041221-0151636 and in Instrument No. 20050222-0018812, in the Register's Office of Davidson County, Tennessee, and as further set out on a Plan of WEST PARK, PHASE 2 of record as Instrument No. 20041112-0136248, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kayla Vitas, A Single Woman, And James L. Vitas, A Married Man, As Joint Tenants with Right of Survivorship, by Warranty Deed from Heather Wickham, Unmarried, of record in Instrument No. 20220616-0068956, in the Register's Office of Davidson County, Tennessee, dated May 26, 2022, and recorded on June 16, 2022. The said James L. Vitas died on August 07, 2025, leaving Kayla Vitas as surviving tenants with right of survivorship.

Brooks Taylor joins in this conveyance for the purpose of conveying all right, Title and interest in and to the above described property as spouse of Kayla Vitas.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 PLANNED UNIT DEVELOPMENT BOUNDARY PLAT WEST PARK, as recorded in Instrument No. 20040624-0075136; WEST PARK PHASE 2 recorded in Instrument No. 20041112-0136248.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030530-0073233; amended in Instrument No. 20041221-0151636; Instrument No. 20050222-0018812.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030530-0073233.

Common Open Space Deed recorded as Instrument No. 20120731-0067330

This is improved property located at 7277 Charlotte Pike #213 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 29th day of May, 2026.

Kayla Vitas

Kayla Vitas

Brooks Taylor

Brooks Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kayla Vitas and Brooks Taylor, 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 29th day of May, 2026.

Notary Public

My Commission Expires: 9/5/28

CONNOR SESTAK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 5/29/2026 (date of document).

Affiant Signature

5/29/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 29 day of May, 2026.

Notary's Signature

My Commission Expires: 5-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

202605290048914