Karen Johnson Davidson County
Batch# 1426836 DEEDWARR
06/01/2026 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260601-0048980

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260454128** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of May, 2026<br><br>Notary Public<br>My Commission Expires: 9/15/27 |

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

**WARRANTY DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Craig Ayers<br>1221 Nations Drive<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>091 06 2J 012.00 |

**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, **Molly Abel and Amy Abel, as joint tenants with rights of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Craig Ayers, a married person and Megan Ayers, his spouse and Eden Wesley Ayers, an unmarried person**, ("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 Unit No. 12, as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for THE TREATY OAKS COTTAGES PHASE II, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20190228-0018401, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20190404-0030656 and Instrument No. 20200904-0101333, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Molly Abel and Amy Abel, as joint tenants with rights of survivorship, by Warranty Deed from 1211 57th Avenue T.O. LLC, a Limited Liability Company, of record in Instrument No. 20210210-0019139, in the Register's Office of Davidson County, Tennessee, dated February 09, 2021 and recorded on February 10, 2021.

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 PLAN NO. 2 OF WEST NASHVILLE, as recorded in Plat Book 57, Page 172.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190228-0018401; as being amended in Instrument No. 20190404-0030656 and Instrument No. 20200904-0101333.

Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181206-0118904.

Easement recorded in Instrument No. 20181121-0114523.

This is improved property located at 1221 Nations Drive 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 21st day of May, 2026.

Amy Abel

STATE OF KENTUCKY )
COUNTY OF JEFFERSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Abel, 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: 11-02-2028

**Timothy Dunham**
Notary Public
Commonwealth of Kentucky
Commission Number KYNP17893
My commission expires November 02, 2028

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 27th day of May, 2026.

Molly Abel

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Molly Abel, 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:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

# 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 5/21/26 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

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27