Karen Johnson Davidson County
Batch# 1427314 DEEDWARR
06/02/2026 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20260602-0049627

Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Ste A, Clarksville, TN 37043. (931) 647-1501

CITY HEIGHTS VIEWS, LLC
a Tennessee Limited Liability Company

TO: WARRANTY DEED

NATHAN MOSAKOWSKI and
MARY MOSAKOWSKI,
husband and wife

THIS DEED OF REALTY, executed as of the 29th day of May, 2026, by Grantor, CITY HEIGHTS VIEWS, LLC, a Tennessee Limited Liability Company, to Grantees, NATHAN MOSAKOWSKI and MARY MOSAKOWSKI, husband and wife,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entirety, and to their heirs and assigns forever, in fee simple, certain realty situated in the 2nd Jurisdiction of Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 11 of Rudy at City Heights, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20191001-0100198, amended in Instrument No. 20191025-0109452, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to City Heights Views, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Hock S. Chong and Lee Khon Foh, husband and wife, dated February 25, 2021, recorded March 4, 2021 at Instrument No. 20210304-0027947, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record at Instrument Nos. 20191001-0100198, amended in Instrument No. 20191025-0109452; Instrument No. 20191008-0103133; and Instrument No. 20191014-0105103; (5) building restrictions; and (6) other matters of public record, Register's Office for Davidson County, Tennessee.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*

That Grantor (1) covenants that it is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2026 taxes which have been prorated as of the date herein and Grantees assume; (2) will forever warrant and defend the title

unto Grantees and to their heirs and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:

CITY HEIGHTS VIEWS, LLC
a Tennessee Limited Liability Company
by: _____
Hock S. Chong, Sole Member

STATE OF TENNESSEE :
COUNTY OF MONTGOMERY :

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Hock S. Chong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member of City Heights Views, LLC, the within named bargainor, a Tennessee limited liability company, and that as the Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its Sole Member.

Witness my hand and seal at office this the 29th day of May, 2026.

MARTHA J OGLE TENNESSEE NOTARY PUBLIC My Comm Exp. MAY 16, 2029 COUNTY OF MONTGOMERY

_____
Notary Public
My Commission Expires:

[*Notary Seal*]

Property Owners Name
and Mailing Address:
NATHAN MOSAKOWSKI
MARY MOSAKOWSKI
1875 Barnstaple Lane
Brentwood, TN 37027

Person or Entity Responsible for
Payment of Property Taxes:
SAME / OWNER

Property Address:
2910 Felicia St #11
Nashville, TN 37209

Map and Parcel No.:
092 10 0N 011.00

STATE OF TENNESSEE, MONTGOMERY COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $830,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 29th day of May, 2026.

_____
NOTARY PUBLIC

My Commission Expires: _____ *[Affix Notary Seal]*

MARTHA J OGLE TENNESSEE NOTARY PUBLIC My Comm Exp. MAY 16, 2029 COUNTY OF MONTGOMERY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 29, 2026

Affiant Signature

May 29, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 29 day of May, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2028
DAVIDSON COUNTY