RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260454306

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $69,000.00

Affiant

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

Notary Public
My Commission Expires:

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

Karen Johnson
Batch # 1427850
06/04/2026 09:42:57 AM
Fees: $13.00 Taxes: $255.30

Davidson County
DEEDWARR
2 pgs

20260604-0050407

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth Woodard II 4420 Curtiswood Circle Nashville, TN 37204	New Owner	Tax Parcel ID No. 090 11 0A 158.00

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, **Equity Trust Company FBO Catherina Katz IRA** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Woodard II**, ("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 158, ROCK HARBOR CONDOMINIUMS, as established under Master Deed of record in Book 6153, Page 421 as restated in Book 6162, Page 251 and amended in Book 7369, Page 206, amendment to Bylaws recorded in Book 6896, Page 661, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427, 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 Equity Trust Company FBO Catherina Katz IRA, by Warranty Deed from Garndal Davis and wife Wilda Davis, of record in Instrument No. 20140113-0003405, in the Register's Office of Davidson County, Tennessee, dated January 9, 2014, and recorded on January 13, 2014.

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 ROCK HARBOR APARTMENTS, as recorded in Plat Book 4460, Page 71.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROCK HARBOR CONDOMINIUMS Condominium of record in Book 6153, Page 421, et seq., as Restated in Book 6162, Page 251, as Amended in Book 7369, Page 206 and Amendment to Bylaws recorded in Book 6896, Page 661, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

PM2026-551

Easement recorded in Book 2147, Page 42 and Book 4196, Page 206.

Easement for Dedication of Sidewalk and/or Right(s)-of-Way, recorded in Instrument No. 20220127-0009906.

Lease Agreement as set forth in instrument recorded in Book 4726, Page 568 and Book 5114, Page 37.

Book 2147, Page 42 and Book 4196, Page 206

Charter for Rock Harbor Condominium Association recorded as Book 6145, Page 762.

Deed of Conveyance recorded as Book 4664, Page 21.

This is improved property located at 515 Basswood Dr #158 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 2 day of ~~May~~ June, 2026.

Equity Trust Company FBO Catherina Katz IRA

BY: Nicholas Avalos
ITS: Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, of the State and County aforesaid, personally appeared Nicholas Avalos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Corporate Alternate Signer (or other officer authorized to execute the instrument) of Equity Trust Company FBO Catherina Katz IRA, the within named bargainor, and that he/she as such authorized signer has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as such aforesaid authorized signer.

Witness my hand, at office, this June 2 day of ~~May~~, 2026.

Kelly Restivo
Notary Public
My Commission Expires: 5/3/28

NOTARY PUBLIC STATE OF OHIO

KELLY RESTIVO
Notary Public, State of Ohio
My Commission Expires
May 3, 2028