THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554589** Karen Johnson Davidson County Batch # 1429220 DEEDWARR 06/08/2026 08:56:32 AM 2 pgs Fees: $13.00 Taxes: $3,348.50 20260608-0051165	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $905,000.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2026. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner: David V. Moellenhoff, Trustee of the David V. Moellenhoff Sprinkling Trust u/a/d June 4,2019 1402A South Street Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 13 3B 001.00

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, **Joseph A. Bird and Denisse G. Bird, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David V. Moellenhoff, Trustee of the David V. Moellenhoff Sprinkling Trust u/a/d June 4,2019**, ("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 A of 1402 SOUTH STREET TOWNHOMES, of record in Instrument No. 20180416-0035737, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Joseph A. Bird and Denisse G. Bird, husband and wife, by Warranty Deed from Byron Gregory Cummings, a married man, as his sole and separate property, of record in Instrument No. 20240430-0031274, in the Register's Office of Davidson County, Tennessee, dated March 01, 2024 and recorded on April 30, 2024.

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 SIGLER'S ADDITION, as recorded in Plat Book 1, Page 4.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180416-0035737.

This is improved property located at 1402A South Street Nashville TN 37212

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 5th day of June, 2026.

Joseph A. Bird

Denisse G. Bird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph A. Bird and Denisse G. Bird, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2026.

Notary Public
My Commission Expires: _____

