WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $893,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES:

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Karen Johnson Davidson County
Batch# 1429539 DEEDWARR
06/08/2026 03:27:30 PM 2 pgs
Fees: $13.00 Taxes: $3,304.10
20260608-0051594

File #26-DW-2230-B

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick D. Llewellyn and Jessica D. Llewellyn	New Owner	
(NAME)	(NAME)	**083 03 4M 002.00**
2230B Carter Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DENNIS FRANKLIN COLE, JR. AND LAUREN COLE, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PATRICK D. LLEWELLYN, AND JESSICA D. LLEWELLYN, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 2230 CARTER AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2230 CARTER AVENUE, a Horizontal Property Regime, of record in Instrument Number 20180924-0094438, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Dennis Franklin Cole, Jr., unmarried, and Lauren Marie Williams, unmarried, as tenants in common with right of survivorship, by Warranty deed from Thomas James Harper, Jr., unmarried, of record in Instrument No. 20210512-0064035, in the Register's Office of Davidson County, Tennessee, dated May 11, 2021 and recorded on May 12, 2021. Lauren Marie Williams is now known as Lauren Cole.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* 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 BROWNSVILLE, as recorded in Plat Book 21, Page 9.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180924-0094438.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2230B Carter Avenue, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 3rd day of June, 2026.

Dennis Franklin Cole, Jr.

Lauren Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2026, before me personally appeared Dennis Franklin Cole, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2026, before me personally appeared Lauren Cole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-10-2027

Certificate of Authenticity

I, Ryan Lux, 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 **June 3, 2026**.

Date

Affiant Signature

06/03/2026
Date

Warranty Deed
File: 26-DW-2230-B

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **3rd** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires 02-26-2028