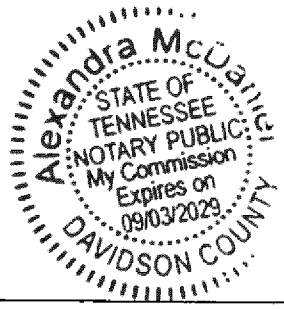
Karen Johnson Davidson County
Batch# 1429813 DEEDWARR
06/09/2026 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,740.67
20260609-0052008

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/3/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Ann Price	New Owners	081 07 4D 001.00
(NAME)	(NAME)	
1818A 14th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 considerations, the receipt of which is hereby acknowledged, **we Robert Scott Kostadine, a married man and Robert Kurt Kostadine and Lynn D. Kostadine, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Ann Price, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, 1818A-1818B 14th Ave. North Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for 1818A -1818B 14th Ave. North Townhomes of record in Instrument Number 20170717-0071629, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Scott Kostadine, a single man, Robert Kurt Kostadine, and Lynn D. Kostadine, husband and wife, as tenants in common with rights of survivorship by Warranty Deed from James A. Fineman, married, dated 08/17/2018, of record in Instrument No. 20180820-0082089, Register's Office for Davidson County, Tennessee.

The said Robert Scott Kostadine having since married and Anna Werner, his wife, joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights in and unto the within described property, to the named Grantee(s).

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1818A 14th Ave N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2945043
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 8th day of June, 2026.

Robert Scott Kostadine

Robert Kurt Kostadine

Lynn D. Kostadine

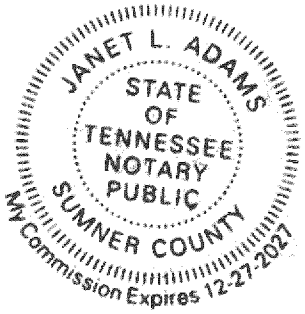
Anna Werner

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Scott Kostadine, Robert Kurt Kostadine, Lynn D. Kostadine, and Anna Werner the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of June, 2026.

Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Certificate of Authenticity

I, [signature], 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 6/8/2026 (date of document).

[signature]
Affiant Signature

Date: 6/8/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8 day of June, 2026.

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

