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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554445** Karen Johnson Davidson County Batch # 1431825 DEEDWARR 06/10/2026 12:59:32 PM 2 pgs Fees: $13.00 Taxes: $1,135.90 20260610-0052624	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,000.00. Affiant Subscribed and sworn to before me, this 9th day of June, 2026. Notary Public My Commission Expires: 2/15/30 INGA Y. ROSTON-WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Lillian Avery Pascal 3247 Harpeth Springs Drive Nashville TN 37221	Send Tax Bills To: Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 141-06-0D-129.00 CO

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 Canale, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lillian Avery Pascal, unmarried woman**, ("Grantee"), her 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 No. 129 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, 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 JOSEPH CANALE, AN UNMARRIED MAN, by deed from ALICIA D. POWELL, AN UNMARRIED WOMAN, of record in Instrument No. 20230314-0018342, dated March 13, 2023, said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 141-06-0D-129.00 CO.

Matters shown on the Plan of record as Instrument No. 20030213-0019999, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20030205-0016032, and amended as Instrument No. 20050520-0056889, said Register's Office.

By-Laws of record as Instrument No. 20030218-0020987, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7601, page 415, said Register's Office.

Grant of Easement of record as Instrument No. 20121114-0104692, said Register's Office.
Rights of others in and to party walls.

This is improved property located at 3247 Harpeth Springs Drive Nashville TN 37221

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 9th day of June, 2026.

Joseph Canale

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Canale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2026.

Notary Public

My Commission Expires: 10-1-2026

JEFF STITTSWORTH
COMM. # 2419119
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Oct. 1, 2026