WARRANTY DEED	STATE OF Tennessee COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,849,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 day of June, 2026 . Notary Public My Commission Expires: 5/30/29

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Peter Wojtkiewicz	**New Owner**	131-03-2O-002.00 CO
1804 Shackleford Road		
Nashville, TN 37215		

Karen Johnson Davidson County
Batch# 1433382 DEEDWARR
06/15/2026 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $6,844.63
20260615-0053977

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Jeffrey Christian and Carol Christian, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Peter Wojtkiewicz, an unmarried man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 1804 of 1804 Shackleford Road Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of record in Instrument No. 20220310-0027876, as amended in Instrument No. 20220824-0095682, and Instrument No. 20260224-0014621 and as shown on the Plat recorded as Exhibit "B" of said Declaration, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Volunteer Bank from Erika R. Barnes, Successor Trustee by Successor's Trustee Deed dated November 14, 2025 and as of record in Instrument No. 20251114-0091088, said Register's Office.

Further being a portion of the same property conveyed to Jeffrey Christian and Carol Christian, husband and wife, from Volunteer Bank by Quitclaim Deed dated January 8, 2026 and as of record in Instrument No. 20260109-0002297, said Register's Office.

This conveyance is subject to the following:

Subject to all utility easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 547, Page 139, said Register's Office.

Subject to Declaration of Restrictions and Convenants for SCMs for regulated residential infill of record in Instrument No. 20250711-0054797, Register's Office said County.

Assignment of Declarant's Rights of record in Instrument No. 20220317-0031285, said Register's Office.

Subject to Covenants, Conditions and Restrictions of record in Instrument No. 20220310-0027876, as amended in Instrument No. 20220824-0095682 and Instrument No. 20260224-0014621, said Register's Office.

This is unimproved X improved property, known as 1804 Shackleford Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 12th day of June 2026.

Jeffrey Christian

Carol Christian

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 12th day of June, 2026, before me personally appeared Jeffrey Christian and Carol Christian, 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 12th day of June, 2026.

Notary Signature
My commission expires: 1-26-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Ryan Rafoth, 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 12, 2026
Date

Affiant Signature

6/12/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 12th day of June, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202606150053977