Karen Johnson Davidson County
Batch# 1433739 DEEDWARR
06/16/2026 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260616-0054464

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** CRT File No. 260654721	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me, this 11th day of June, 2026. Notary Public My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Jennifer Conner Wolfe and Robert Edward Wolfe Jr. 781 Arapaho Trail Maitland, FL 32751	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 14 0A 014.00

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, **Sean P. Donahue and Eric Kegan Donahue, as joint tenants with right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jennifer Conner Wolfe and Robert Edward Wolfe, Jr., wife and husband**, ("Grantees"), their 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. 2048 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sean P. Donahue and Eric Kegan Donahue, as joint tenants with right of survivorship, by Quitclaim Deed from Sean P. Donahue, of record in Instrument No. 20160224-0017347, in the Register's Office of Davidson County, Tennessee, dated February 18, 2016 and recorded on February 24, 2016.

Being the same property conveyed to Sean P. Donahue, by Warranty Deed from George L. Lenox, III and wife, Anne E. Lenox, of record in Instrument No. 20151221-0127939, in the Register's Office of Davidson County, Tennessee, dated December 17, 2015 and recorded on December 21, 2015.

Said property has never been the marital residence of Grantors.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 WAVERLY PLACE, as recorded in Plat Book 57, Page 95.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page 95.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE A RESUBDIVISION OF LOTS 57 AND PART OF LOT 58, as recorded in Book 4675, Page 58.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040909-0109214.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20040910-0109386 and Instrument No. 20040910-0109387.

Charter for Waverly Place Townhouse Corporation recorded in Instrument No. 20040429-0048518.

This is improved property located at 2048 Elliott Avenue Nashville TN 37204

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 11th day of June, 2026.

Sean P. Donahue

Eric Kegan Donahue by Sean P. Donahue as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 11th day of June, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean P. Donahue, 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, and who further acknowledged that he is the Attorney-in-Fact for Eric Kegan Donahue and that he is authorized by Eric Kegan Donahue to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of June, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

True Copy Certification

I, **Jodi Jackson,** 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 this the 11 day of June, 2026.

Affiant Signature
Date 6/11/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026