WARRANTY DEED

Karen Johnson Davidson County
Batch # 1435890 DEEDWARR
06/18/2026 02:30:01 PM 3 pgs
Fees: $18.00 Taxes: $1,803.75

20260618-0055518

File No. BC-26-426

CHRISTY VALE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Phalen	Studio Bank	
(NAME)	(NAME) 1550 West McEwen Dr. Suite 40	072-11-0A-002.00-CO
2408 Branch St	(ADDRESS)	
(ADDRESS)	Franklin TN 37067	
Nashville, TN 37216	(CITY) (STATE) (ZIP)	
(CITY) (STATE) (ZIP)		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN CRAIG HOWELL, AN UNMARRIED MAN, AND HANNAH MALIA KIM, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATALIE PHALEN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 B of Branch Bungalows, a Condominium with Private Elements, as shown on Exhibit B of The Declaration of Protective Covenants Conditions and Restrictions Establishing Branch Bungalows, of record in Instrument Number 20131031-0113128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to John Craig Howell, an unmarried man, and Hannah Malia Kim, an unmarried woman by Warranty deed from Kelton Investments, LLC of record in Instrument No. 20140805-0070332 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 05, 2014.

This is property more commonly known as 2408 Branch St, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15th day of June, 2026.

John Craig Howell by Ryan Lux attorney in fact

John Craig Howell by Ryan Lux,
his Attorney-In-Fact

Hannah Malia Kim by Ryan Lux attorney in fact

Hannah Malia Kim by Ryan Lux,
her 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, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **John Craig Howell and Hannah Malia Kim,** and that this instrument was executed on behalf of the said **John Craig Howell and Hannah Malia Kim** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20260618-0055517, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 15th day of June, 2026.

Notary Signature
My commission expires:

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

EXHIBIT "A"

To
Warranty Deed

FROM: John Craig Howell and Hanna Malia Kim

TO: Natalie Phalen

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Ryan Lux, Affiant

Sworn to and subscribed before me this 15th 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