THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554396** Karen Johnson Davidson County Batch # 1435891 DEEDWARR 06/18/2026 02:32:22 PM 2 pgs Fees: $13.00 Taxes: $5,365.00 20260618-0055520	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2026. Notary Public My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Robert P. Elliott and Ann Marie Elliott 1961 Edenbridge Way Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No. 159 01 0 012.00

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, **J. Anthony Fort and Molly Evers Fort, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Robert P. Elliott and Ann Marie Elliott, husband and wife**, ("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 Lot No. 14 on the Plan of HOUND'S RUN of record in Plat Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Anthony Fort and Wife, Molly Evers Fort, by Warranty Deed from Stephen W. Sanders, Trustee, for a Tennessee general partnership composed of: Stephen W. Sanders, John A. Gupton, III, Hugh Hobbs, III, Robert M. Loffi, and Walter E. Richardson, III, of record in Book 8866, Page 294, in the Register's Office of Davidson County, Tennessee, dated February 05, 1993, and recorded on February 16, 1993.

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 HOUND'S RUN, as recorded in Plat Book 6900, Page(s) 167-171.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7079, Page 995 with Affidavit recorded in Book 7238, Page 736 as amended in Book 11719, Page 845; amendment to By-Laws recorded in Instrument No. 20060206-0014746 and Architectural Rules, Regulations and Guidelines recorded in Instrument No. 20220613-0067069.

Charter for Hound's Run Homeowners' Association recorded as Book 7253, Page 992.

Deed of Conveyance recorded in Book 7430, Page 183 and Book 7474, Page 695.

This is improved property located at 1961 Edenbridge Way Nashville TN 37215

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 15th day of June, 2026.

J. Anthony Fort

Molly Evers Fort

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Anthony Fort and Molly Evers Fort, 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 15th day of June, 2026.

Notary Public

My Commission Expires: _____

