Karen Johnson Davidson County
Batch# 1435958 DEEDWARR
06/18/2026 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20260618-0055598

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654722** JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2026. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: The Shawn Kyles Living Trust dated June 20, 2019 1195 Earlham Court Oak Park, CA 91377	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-08-0D-001.00 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, **Christopher Meyer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn Kyles, Trustee of The Shawn Kyles Living Trust dated June 20, 2019,** ("Grantee"), his 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 "A" on the plan of 7th Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20080619-0063190, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHRISTOPHER MEYER, by deed from OREST GLEMBOCKI AND DEBORAH GLEMBOCKI, HUSBAND AND WIFE, of record in Instrument No. 20221017-0113259, dated October 14, 2022, said Register's Office.

Abby Solaun Meyer joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 081-08-0D-001.00 CO.

Matters shown on the Plan of record in Plat Book 21, page 105, 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 in Instrument No. 20080619-0063190, said Register's Office.

This is improved property located at 1808 7th Avenue North, Unit A Nashville TN 37208

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 ~~18th~~ 16th day of June, 2026.

Christopher Meyer

Abby Solaun Meyer

STATE OF FL)

COUNTY OF St Johns)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Meyer and Abby Solaun Meyer, 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 ~~18th~~ 16th pwm day of June, 2026.

Pamela W Mitchell
Notary Public

My Commission Expires: 10/23/2029

PAMELA W MITCHELL
Notary Public - State of Florida
Commission #HH725696
My Comm. Expires October 23, 2029

True Copy Certification

I, **Tonya Cherry,** 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 16 day of June, 2026.

Affiant Signature
Date 6/16/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

