WARRANTY DEED

Karen Johnson Davidson County
Batch # 1436606 DEEDWARR
06/22/2026 01:57:15 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30

20260622-0056079

JM-ZS-25-3818-312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-18-27

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Earle A. Harrington, III and Sarah S. Harrington	**Shelter Lending Services, LLC**	
(NAME)	(NAME)	
3818 West End Ave #312	**1245 Cheyenne Avenue**	**104-09-0K-312.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Grafton, WI 53024**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL S RATCLIFF AND CYNTHIA A. HORTON, AS TRUSTEES OF THE MICAHEL RATCLIFF AND CYNTHIA HORTON LIVING TRUST DATED AUGUST 26, 2022,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EARLE A. HARRINGTON, III AND SARAH S. HARRINGTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 312 of The Montclair as described in the Master Deed establishing a Horizontal Property Regime of The Montclair, of recrd in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, Instrument #20021231-0162451 and Instrument #20030113-0005471, said Register's Office.

Being the same property conveyed to Michael S Ratcliff and Cynthia A. Horton, as Trustees of the Michael Ratcliff and Cynthia Horton Living Trust dated August 26, 2022 by Quitclaim Deed from Cynthia A. Horton, a married woman of record in Instrument No. 20220902-0099482 Register's Office for Davidson County, Tennessee, dated August 26, 2022 and recorded on September 02, 2022.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 954, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7887, Page 462, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants as contained in Deed of record in Book 6846, Page 838, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress contained in Deed of record in Book 6846, Page 833, as confirmed and corrected by Deed of Confirmation and Correction of record in Book 6881, page 926, by Second Deed of Confirmation and Correction of record in Book 7902, page 109, in the Register's Office for Davidson County, Tennessee.
- Easement from Montclair Condominiums Association, Inc. of record in Book 7902, Page 145, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3818 West End Ave #312, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 18th DAY OF JUNE, 2026.

Michael S Ratcliff and Cynthia A. Horton, as Trustees of the Micahel Ratcliff and Cynthia Horton Living Trust Dated August 26, 2022

BY: Michael Ratcliff
Michael Ratcliff
Trustee

BY: Cynthia A. Horton
Cynthia Ann Horton
Trustee

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL RATCLIFF, TRUSTEE of MICHAEL S RATCLIFF AND CYNTHIA A. HORTON, AS TRUSTEES OF THE MICAHEL RATCLIFF AND CYNTHIA HORTON LIVING TRUST DATED AUGUST 26, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of June, 2026.

Notarized online using audio-video communication technology

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA ANN HORTON, TRUSTEE of MICHAEL S RATCLIFF AND CYNTHIA A. HORTON, AS TRUSTEES OF THE MICAHEL RATCLIFF AND CYNTHIA HORTON LIVING TRUST DATED AUGUST 26, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of June, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATE OF AUTHENTICITY

I, Logan Bell, 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 18, 2026 (date of document).

Affiant Signature

Date June 18, 2026

State of TENNESSEE

County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES:

SYDNEY GREINER
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 05, 2029
COUNTY OF DAVIDSON