Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $495,000.00.

M. Alexandra Brannon
Affiant

Subscribed and sworn before me this the 24th day of June, 2026.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch # 1438107 DEEDWARR
06/25/2026 09:58:27 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20260625-0057351

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Arin Lara Jenna DiMartino 2206 14th Ave Nashville, TN 37208	New Owner	081-03-0K 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACOB A. FRANCO AND ELIZABETH FRANCO F/K/A ELIZABETH M. REAGAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ARIN LARA, UNMARRIED AND JENNA MARIE DIMARTINO, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2206 of Fourteenth Avenue Homes, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160404-0031729, as amended in Instrument No. 20170517-0049072, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacob A. Franco, an unmarried man and Elizabeth M. Reagan, an unmarried woman, as tenants in common with rights of survivorship, by deed dated 05/15/2017, from Elite Nashville Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170517-0049073, as corrected in Instrument No 20260623-0056271, Register's Office for said County.

Elizabeth Reagan Franco and Elizabeth M. Reagan are one in the same person.

The execution of this instrument is affected by the signature of Jenny West as Attorney-in-Fact for Jacob A. Franco, which Power of Attorney is recorded in Instrument Number 20260625-0057350, and also by the signature of Jenny West as Attorney-in-Fact for Elizabeth Reagan Franco f/k/a Elizabeth M. Reagan, which Power of Attorney is recorded in Instrument Number 20260625-0057349, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS MPROVED PROPERTY KNOWN AS 2206 14th Ave, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24th day of June, 2026.

Jacob A Franco by Jenny West
Jacob A. Franco by Jenny West as Attorney-in-Fact
Attorney in fact

Elizabeth Reagan Franco by Jenny West
Elizabeth Reagan Franco f/k/a Elizabeth M. Reagan by Jenny West as Attorney-in-Fact
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jacob A. Franco by Specific POWER OF ATTORNEY dated June 16, 2026 and who acknowledged that he executed the same as the free act and deed of Jacob A. Franco.

.Witness my hand and official seal this 24th day of June, 2026.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth Reagan Franco f/k/a Elizabeth M. Reagan by Specific POWER OF ATTORNEY dated June 16, 2026 and who acknowledged that he executed the same as the free act and deed of Elizabeth Reagan Franco f/k/a Elizabeth M. Reagan.

.Witness my hand and official seal this 24th day of June, 2026.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY