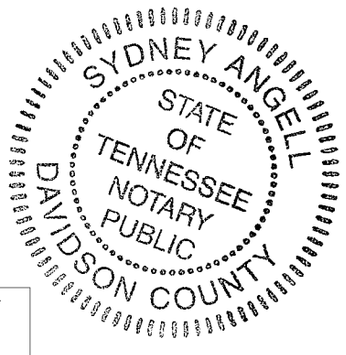
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,150,000.00.

Affiant

Subscribed and sworn before me this the 23 day of June, 2026.

Notary Public
My commission expires: 3.20.28

Karen Johnson Davidson County
Batch# 1438217 DEEDWARR
06/25/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260625-0057526

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
The Scott and Elizabeth Sinatra 1517 Kirkwood B Nashville, TN 37212	New Owner	117-04-4A 002.00

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, KIRKWOOD, LLC, A UTAH LIMITED LIABILTIY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THE SCOTT AND ELIZABETH SINATRA LIVING TRUST, 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 B of the Townhomes at 1517 Kirkwood, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Townhomes at 1517 Kirkwood of record in Instrument No. 20170406-0033672, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Townhomes at 1517 Kirkwood, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20170406-0033672, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Kirkwood, LLC, by Warranty Deed from Amy Wilson and Kevin Wilson, wife and husband, dated 3/28/2019 and recorded 4/1/2019 in Instrument No. 20190401-0029203, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1517 Kirkwood B, Nashville, TN 37212.

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 23RD day of June, 2026.

Kirkwood, LLC

By Melanie Farrell, manager
Melanie Farrell, Manager

STATE OF CA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melanie Farrell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the MANAGER of the within named bargainor, Kirkwood, LLC, and that she, as such MANAGER, executed the foregoing instrument for the purposes therein contained by signing the name of Kirkwood, LLC by the said Melanie Farrell as such MANAGER..

Witness my hand and official seal this 23RD day of June, 2026.

My commission expires: 8/13/26

Hilda K. Bruno
Notary Public

HILDA K. BRUNO
COMM. # 2410903
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. AUG. 13, 2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6.23.26 (date of document).

Affiant Signature

6/25/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

