Karen Johnson Davidson County
Batch# 1438785 DEEDWARR
06/29/2026 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20260629-0058347

Name and Address of New Owner:
Cale Kopecky
634B Annex Avenue
Nashville, Tennessee 37209

Send Tax Bills To:
- Same As New Owner -

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 090-08-0U-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ryan Joseph Stevens and Chelsea Locke Stevens, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Cale Kopecky, a unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 634B, as established by Declaration of Covenants, Conditions and Restrictions for 634 Annex Avenue Homes of record as Instrument No. 20170501-0042181 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan J. Stevens, an unmarried man, and Chelsea J. Locke, an unmarried woman, as joint tenants with rights of survivorship, by Special Warranty Deed from SPH Property Two LLC, a Delaware Limited Liability Company, of record in Instrument No. 20200831-0098576, Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 31, 2020. The said Ryan J. Stevens and Chelsea J. Locke having since married. The said Chelsea J. Locke know being known as Chelsea Locke Stevens.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 634B Annex Avenue Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 23 day of June, 2026.

_____(SEAL)
Ryan Joseph Stevens

_____(SEAL)
Chelsea Locke Stevens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Joseph Stevens and Chelsea Locke Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

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



_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $560,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 26th day of June, 2026.

Notary Public
My commission expires:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. GNT-26-4638

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Forther, 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 6/23/2026 (date of document).

Date: 6/26/2026

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 26th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/29/2030

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON