THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654649** Karen Johnson Davidson County Batch # 1440887 DEEDWARR 07/01/2026 11:45:58 AM 2 pgs Fees: $13.00 Taxes: $1,332.00 20260701-0059446	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Claire Bardsley Sager Affiant Subscribed and sworn to before me, this 30th day of June, 2026. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address New Owner: Nicholas Shugart Akins and Carolyn Dunn Akins 13 Annandale Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 06 0A 058.00

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, **Claire Bardsley Sager, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Shugart Akins and Carolyn Dunn Akins, husband and wife,** ("Grantees"), their 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 No. 58 on the Plan of OAKHILL TOWN HOMES PHASE 2, LOT 2, as shown on Exhibit "A-1" to the Supplemental Declaration of Covenants, Conditions and Restrictions of OAKHILL TOWNHOMES, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070614-0071397 and First Supplemental Declaration of record in Instrument No. 20080325-0030014, 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 Claire Bardsley Sager, unmarried, by Warranty Deed from Andrew Sager and wife, Kristen Sager, of record in Instrument No. 20220323-0033097, in the Register's Office of Davidson County, Tennessee, dated March 21, 2022 and recorded on March 23, 2022.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKHILL TOWN HOMES PHASE 2, LOT 2 AND LOT 4, as recorded in Instrument No. 20070911-0108866.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070614-0071397 and First Supplemental recorded as Instrument No. 20080325-0030014.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188.

Common Open Space Deed recorded as Instrument No. 20080909-0092190.

This is improved property located at 1021 Ashmore Drive Nashville TN 37211

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 30th day of June, 2026.

Claire Bardsley Sager

Claire Bardsley Sager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claire Bardsley Sager, 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 30th day of June, 2026.

Notary Public
My Commission Expires:

