Name and Address of New Owner:
Stephen James Kovach, Michelle Louise Kovach,
and Stephen Colin Kovach
1413 Wexford Downs Ln
Nashville TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1440926 DEEDWARR
07/01/2026 01:03:09 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20260701-0059502

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BEAM-26-0417

Map & Parcel No: 042-16-0A-008.00-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, **Aurelio Reyes, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen James Kovach and Michelle Louise Kovach, husband and wife, and Stephen Colin Kovach, unmarried, as** tenants in common with rights of survivorship**.**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Plat of Hickory Chase of record in Plat Book 7900, Page 973, 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 Aurelio Reyes, unmarried by Warranty Deed from Sonia C. Smithson-Griffin, Trustee of The Charles R. Griffin and Sonia C. Smithson-Griffin Trust dated May 6, 1997, and Charles Richard Griffin, II, Wendy Leight Lamb, and Amanda Paige Horton, the legal heirs of Kathleen O. Mays, also known as Kathleen O'Mara Mays, deceased, of record in Instrument No. 20251006-0079706 Register's Office for Davidson County, Tennessee, dated October 03, 2025 and recorded on October 06, 2025 and Affidavit to correct Notary Acknowledgement recorded in Instrument No. 20251217-0100324.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 417 Hickory Chase Drive, Nashville, TN 37115

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2026.

_____(SEAL)
Aurelio Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2026, before me personally appeared **Aurelio Reyes**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

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 $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires: 05/08/28