Karen Johnson Davidson County
Batch# 1442582 DEEDWARR
07/06/2026 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260706-0060636

THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Address New Owner and Send Tax Bills To:
Rebecca McGuire Fyke and Durlie Rebecca Bryant, Trustees of the
Rebecca Fyke Living Trust Dated July 2, 2026
6324 Chickering Woods Drive
Nashville, TN 37215

Map-Parcel Number: 158-09-0A-013-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Rebecca McGuire Fyke, a single person, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Rebecca McGuire Fyke and Durlie Rebecca Bryant as Trustees of the Rebecca Fyke Living Trust Dated July 2, 2026, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit no. 7A with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by Master Deed and By-Laws of record in Book 6521, ppage 647, as amended in Book 6912, page 132, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot 7 on the Plan of Chickering Woods of record in Plat Book 6250, page 380, Register's Office for Davidson County, Tennessee.
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> Being part of the same property conveyed to The Zeitlin Group, a joint venture composed of Martin Construction Company and Jeffrey Construction Company by deed from Tom A. Waltz, Jr. and wife, Nell F. Waltz of record in Book 6525, Page 620, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James H. Fyke and wife, Rebecca M. Malloy Fyke, by Warranty Deed from The Zeitlin Group, a joint venture composed of Martin Construction Company and Jeffrey Construction Company, dated March

15, 1993 and recorded March 15, 1993, of record in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 8887, Pages 902 to 904.

James H. Fyke has since died. Rebecca M. Malloy Fyke is the sole surviving owner of the property.

This conveyance is made subject to: (1) Covenants, Conditions, Restrictions and Agreements of record in Book 6521, page 647, amended in Book 6912, page 132; (2) Easements of record in Book 6525, page 623; (3) Charter of record in Book 6860, page 41; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 6647, amended in Book 6912, page 132, said Register's Office.

This is improved property known as: 6324 Chickering Woods Drive, Nashville, Tennessee.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTOR COVENANTS with the said GRANTEES that they 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; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTOR'S PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 2nd day of July, 2026.

GRANTOR:

Rebecca M. Malloy Fyke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Rebecca McGuire Malloy Fyke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 2nd day of July, 2026.

Kodi Steven Chandler, NOTARY PUBLIC
My Commission Expires: October 20, 2029

KODI STEVEN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 20, 2029

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 July 2, 2026.

Sara Thomas
Attorney at Law

July 2, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 2 day of July, 20 26.

NOTARY PUBLIC

My Commission Expires: 10/20/26

KODI STEVEN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 20, 2029