Karen Johnson Davidson County
Batch# 1442677 DEEDWARR
07/06/2026 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20260706-0060772

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39291	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2026. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander D. Borowski and Lauren Shatto 3319 Orleans Avenue Nashville, TN 37212	new owner	Map and Parcel No.: 10406015900

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, Henry J. Abbott, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Alexander D. Borowski, an unmarried man, and Lauren Shatto, an unmarried woman, as joint tenants with right of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3319 Orleans Avenue, Nashville, TN 37212.

This is not the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of June, 2026.

GRANTOR:

Henry J. Abbott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henry J. Abbott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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: 3/8/28

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Northwest Part of Lot No. 117 on the Map of Bransford Realty Company's West End Heights Addition, of record in Book 332, Pages 124 and 125, Register's Office for said County, and described as follows:

Beginning at a point in the Easterly margin of Orleans Drive at the corner of Lots 116 and 117; thence Southeasterly 120 feet to a point; thence Northeasterly 48.5 feet; thence Northwesterly 120 feet to the margin of said Drive; thence with the margin of the same, Southwesterly 60 feet to the point of beginning.

Being the same property conveyed to Henry J. Abbott, married, by deed dated November 3, 2017 from Alden Horton, III and wife, Juli Horton of record in Instrument No. 20171106-0113998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Plat Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee.

I, Kirsten Virden, 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 6-30-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-30-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

