THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654743**	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 29th day of June, 2026. Notary Public My Commission Expires: 5/21/2030

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1442679 DEEDWARR
07/06/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260706-0060776

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carissa Lynn Rodriguez and Evan Alexander Kramer 866 Beth Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 084-05-0-084.00

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, **Allison M. Lake, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carissa Lynn Rodriguez, an unmarried woman, and Evan Alexander Kramer, an unmarried man, as tenants in common with right of survivorship** ("Grantees"), their successors, 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 Lot(s) 13, as shown on the map entitled Cumberland Meadows, Section Two, First Amendment, of record in Instrument No. 20050525-0059134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALLISON M. LAKE, by deed from MEGAN ARMSTRONG, NOW KNOWN AS MEGAN DONOVAN, of record in Instrument No. 20190610-0055231, dated June 6, 2019, said Register's Office.

Bernard John Mulvey joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 084-05-0-084.00.

Matters shown on the Plan of record in Instrument No. 20050525-0059134, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20051230-0156873, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4008, page 192, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040824-0102318, said Register's Office.

Sewer Easement of record in Book 3430, page 142, said Register's Office.

This is improved property located at 866 Beth Drive Nashville TN 37206

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 ~~29th~~ 26th day of June, 2026. AML

Allison M. Lake

Bernard John Mulvey

STATE OF Pennsylvania)
COUNTY OF Philadelphia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison M. Lake and Bernard John Mulvey, 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 ~~29th~~ 26th day of June, 2026. AML

Notary Public

My Commission Expires: 06/04/2027

Commonwealth of Pennsylvania - Notary Seal
ANTWAN MCKOY-HARRIS - Notary Public
Chester County
My Commission Expires June 4, 2027
Commission Number 1352485

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 26th day of June, 2026.

Blake Harris Reynolds
Date: 6/29/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of June, 2026.

Notary Public
My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY