BOX 10-A

Prepared By & Return To: Tennessee Title Services LLC-Brentwood 7000 Executive Center Dr. City Park II - Suite 290 Brentwood, TN 37027 B-26-2825	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2026 Notary Public Commission Expires: 02/03/2030

Karen Johnson Davidson County
Batch # 1442734 DEEDWARR
07/07/2026 09:01:42 AM 3 pgs
Fees: $18.00 Taxes: $9,620.00
20260707-0060852

M. L. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lydia Andras 5866 East Ashland Drive Nashville, TN 37215	Same as owner	145-09-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cayce B. Bogunia and Justin Bogunia, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lydia Andras, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:
Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Tyne Valley Estates, Section 5 of record in Book 3600, page 54, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

The execution of this instrument is affected by the signature of Cayce B. Bogunia as Attorney in Fact for Justin Bogunia, which Power of Attorney of recorded in Instrument No. 20260707-0060851, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Justin Bogunia and Cayce B. Bogunia, husband and wife by Warranty deed from Carol J. Tomlin, married of record in Instrument No. 20171102-0112655 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 2, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5866 East Ashland Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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.

Dated this the 30th day of June, 2026.

Cayce B Bogunia

Cayce B. Bogunia

Justin Bogunia by Cayce Bogunia, his attorney-in-fact

Justin Bogunia by Cayce Bogunia, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2026, before me personally appeared Cayce B. Bogunia, 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 30th day of June, 2026.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cayce B. Bogunia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Justin Bogunia and that she is authorized by Justin Bogunia to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of June, 2026.

Notary Signature
My commission expires:

