Karen Johnson Davidson County
Batch# 1443044 DEEDWARR
07/07/2026 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20260707-0061257

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. PA-26-2148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 11-2-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigail Hunt and Kevin Hunt	**New Owner**	
(NAME) 5710 California Avenue	(NAME) **5710 California Avenue**	091-02-4W-005.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Danielle Mahan and Adam Mahan, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigail Hunt, and unmarried woman and Zachary Huver, an unmarried man, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5, on the plan of Edison Park Nashville, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673, amended in Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Danielle Mahan and Adam Mahan by Warranty Deed from Toll Southeast LP Company, Inc., a Delaware Corporation of record in Instrument No. 20220701-0076923 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 01, 2022.

This is property more commonly known as 5710 California Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 26 day of June, 2026.

DANielle MAHAN BY Roger Poulin
Attorney in FACT

Danielle Mahan by Roger Poulin, Attorney-In-Fact

ADAM MAHAN BY Roger Poulin
Attorney in FACT

Adam Mahan by Roger Poulin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of June, 2026, Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Roger Poulin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Danielle Mahan and Adam Mahan, and that this instrument was executed on behalf of the said Danielle Mahan and Adam Mahan, for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith in Instrument No. 202607070061255 in the Register's Office for Davidson County, Tennessee. 202607070061256

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

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, Trevor Keller, 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).

Affiant Signature

6/30/2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY