Karen Johnson Davidson County
Batch# 1445863 DEEDWARR
07/14/2026 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260714-0063381

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* Affiant Sworn to and subscribed before me this 11 day of July, 2026. Notary Public Comm Exp:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
REUVEN A. SPIEGEL, Trustee	Regions Bank d/b/a Regions Mortgage	
REUVEN A. SPIEGEL TRUST dated May 18, 2026	2050 Parkway Office Circle	131-02-3I-002.00-CO
4209B Kirtland Road	Birmingham, AL 35244	
Nashville, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, REUVEN SPIEGEL, unmarried man (Grantor), have bargained and sold, and do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to REUVEN A. SPIEGEL, Trustee of the REUVEN A. SPIEGEL TRUST dated May 18, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 4209 Kirtland Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 4209 Kirtland Road, a Horizontal Property Regime, of record in Instrument Number 20240404-0023894, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to REUVEN SPIEGAL, unmarried man, from CROSBY DUVAL DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed of record in Instrument #202606260058210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4209B Kirtland Road, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

The legal description is taken from the prior deed of record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The improved property is known as 4209B Kirtland Road, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on July 11, 2026.

REUVEN SPIEGEL

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 REUVEN SPIEGEL with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 11 2026.

NOTARY PUBLIC

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 11, 2026.

7/11/26

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 11th day of July, 2026.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029