THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654819

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $659,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Karen Johnson
Batch # 1447274
07/15/2026 09:36:16 AM
Fees: $13.00 Taxes: $2,438.30

Davidson County
DEEDWARR
2 pgs

20260715-0063915

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jack L. Koch, Jr. 110 31st Avenue North, Unit 807 Nashville TN 37203	New Owner	Tax Parcel ID No. 104-02-4C-091.00 CO

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, **Anne M. Jacobson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack L. Koch, Jr., unmarried man**, ("Grantee"), his 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 Unit 807, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 75 which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to ANNE M. JACOBSON, by deed from WEST END PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20100208-0010119, dated February 8, 2010, said Register's Office.

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

Together with Parking Space Number P1-116 conveyed to ANNE M. JACOBSON by deed from LISA POWERS of record in Instrument No. 20220308-0025974, dated February 9, 2022, said Register's Office.

Being the same property conveyed to ANNE M. JACOBSON, by deed from LISA POWERS, of record in Instrument No. 20220308-0025974, dated February 9, 2022, said Register's Office.

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. 104-02-4C-091.00 CO.

Master Deed of record as Instrument No. 20080401-0032619, amended as Instrument Nos. 20080408-0035628, 20090512-0043586 and 20090921-0087974, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20051013-0123588, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record as Instrument No. 20051013-0123589, said Register's Office.
Grant of Easement of record in Instrument No. 20140328-0025603, said Register' s Office.

This is improved property located at 110 31st Avenue North, Unit 807 Nashville TN 37203

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 14th day of July, 2026.

Anne M. Jacobson

DeMoyne Culpepper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, aforesaid, Anne M. Jacobson and DeMoyne Culpepper, 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 14th day of July, 2026.

Shira Kingrey

Notary Public

My Commission Expires: _____

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029