Karen Johnson Davidson County
Batch# 1448022 DEEDWARR
07/16/2026 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $6,826.13
20260716-0064543

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39356-06-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,844,900.00. Carmen Coates Affiant Subscribed and sworn to before me this 13th day of July, 2026. Notary Public My Commission Expires: 12/19/28

APRIL SUMRALD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: Luke Pyles Amber Allen 338 Meadowdale Lane Bowling Green, KY 42103	**Send Tax Bills To:** Liberty Federal Credit Union 4401 Theater Drive Evansville, IN 47715	**Tax Information:** Map and Parcel No.: 157080A04100CO

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, **Kevin C. Baltz and Sarah Baltz, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Luke Pyles and Amber Allen, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 104 Middleton Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of July, 2026.

Sarah Baltz

Kevin C. Baltz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Baltz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2026.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin C. Baltz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2026.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of 3rd Revision, Middleton, as of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin C. Baltz and Sarah Baltz, husband and wife, by deed dated June 13, 2017 from Peter J. Kyne and Sandra M. Kyne, Trustees of The Peter J. Kyne Living Trust, established by the Revocable Trust Agreement of Peter J. Kyne, dated February 18, 2008, of record in Instrument No. 20170620-0062016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. Declaration of Protective Covenants, Conditions and Restrictions for Middleton of record in Book 6522, page 212, amended in Book 7119, Page 345; Book 9816, Page 844; and Book 10714, page 744, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 900, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Book 6505, page 881, Register's Office for Davidson County, Tennessee.
5. Easement for water and sewer purposes granted to Metropollitan Government of record in Book 8377, page 774, Book 8377, Page 812 and Book 8377, Page 816, Register's Office for Davidson County, Tennessee.
6. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 13. 2026

Affiant Signature

15th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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