Karen Johnson Davidson County
Batch# 1448058 DEEDWARR
07/16/2026 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20260716-0064608

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED FIVE THOUSAND AND 00/100 (805,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
GARRETT MICHAEL COTE (NAME)	**NEW OWNER** (NAME)	**092 10 0Y 001.00**
2799 DELAWARE AVENUE NASHVILLE, TN 37209 (ADDRESS)	**2799 DELAWARE AVENUE NASHVILLE, TN 37209** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of July, 2026, the undersigned, **2801 DELAWARE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **GARRETT MICHAEL COTE, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2799 DELAWARE AVENUE, NASHVILLE, TN 37209** and more particularly described as follows:

Land In Davidson County, Tennessee, being Unit A on the Plan of TWENTYEIGHT-ONE DELAWARE AVENUE, A Horizontal Property Regime With Private Elements, established by Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20250218-0011862, in the Register's Office for Davidson County, Tennessee, as depicted in Exhibit "B" to said Declaration, to which reference is hereby made for a more complete description of the property. Being a portion of the same property conveyed to 2801 DELAWARE LLC, A LIMITED LIABILITY COMPANY by Deed of Correction from ROSLYN WILLIAMS, DOROTHY BATEY, DWIGHT CARLOS BATEY, JR., and BRENDA PEOPLES-GORDON, of record in Instrument No. 20250303-0015815, in the Register's Office for Davidson County, Tennessee, dated February 28, 2025 and recorded on March 03, 2025.

Being a portion of the same property conveyed to 2801 DELAWARE LLC, A LIMITED LIABILITY COMPANY by Warranty Deed from ROSLYN WILLIAMS, DOROTHY BATEY On Behalf of DWIGHT BATEY who is now deceased, BRENDA PEOPLES-GORDON, and The Heirs At Law of LORETTA CLERKLEY Who Is now deceased of record in Instrument No. 20241209-0095033, in the Register's Office for Davidson County, Tennessee, dated December 04, 2024, and recorded on December 09, 2024. Being the same property conveyed to LORETTA CLERKLEY, DWIGHT BATEY, BRENDA PEOPLES and ROSLYN WILLIAMS, by Quit Claim Deed from ANNIE B. REASONOVER, an unmarried

person, of record in Instrument No. 20010912-0099190, in the Register's Office for Davidson County, Tennessee, dated , and recorded on September 10, 2001, and recorded on September 12, 2001. Note: As affected by Affidavit of Heirship of record in Instrument No. 20250303-0015601 and Instrument No. 20250303-0015715.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of July, 2026.

GRANTOR: 2801 DELAWARE LLC, A TENNESSEE LIMITED LIABILITY COMPANY
BY: JOSEPH M. ROBERTS III
ITS: MANAGER

Joseph M Roberts III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JOSEPH M. ROBERTS III** with who I am personally acquainted, and who upon oath acknowledged themself to be the Manager of **2801 DELAWARE LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **2801 DELAWARE LLC**, the within named Grantor, a duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Manager, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Manager.

WITNESS my hand, at office, on this 15th day of July, 2026.

GROVER COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

9-3-29
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 15, 2026

Affiant Signature

July 15, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 15 day of July, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY