Karen Johnson Davidson County
Batch# 1449889 DEEDWARR
07/21/2026 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $5,827.13
20260721-0065923

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39250-05-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,574,900.00. Affiant Subscribed and sworn to before me this 17th day of July, 2026. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Rankin 1127 A Glendale Lane Nashville, TN 37204	Truxton Trust 20 Burton Hills Boulevard Suite 200 Nashville, TN 37215	Map and Parcel No.: 13108OK00100CO

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, Robert Bradley Funk, unmarried, and Tiffany A. Dunn, unmarried ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Amanda Rankin, a single person ("Grantee"), her 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 1127 A Glendale Lane, Nashville, TN 37204.

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

And Grantors covenant that Grantors 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 Grantee, her 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, Grantors have executed this instrument on this day of 07/15/2026.

GRANTORS:

Robert Bradley Funk
Robert Bradley Funk

Tiffany A. Dunn
Tiffany A. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Bradley Funk and Tiffany A. Dunn, 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 day of 07/15/2026.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Tudors of Woodward Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20071030-0127825, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 5 on the Plan of P. L. Woodward's Subdivision of part of the Hirsig Land, of record in Plat Book 547, page 128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Bradley Funk and Tiffany A. Dunn by deed dated March 24, 2015 from Craig A. clark and Amy Powell Clark FKA Amy M. Powell, husband and wife, of record in Instrument No. 20150331-0027485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Tudors of Woodward Townhomes, of record in Instrument No. 20071030-0127825, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20071030-0127825, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 547, page 128, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of Tudors of Woodward Townhomes Corporation of record in Instrument No. 20080130-0009537, Register's Office for Davidson County, Tennessee.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4298, page 443, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of July, 2026.

Affiant Signature
Date 7-17-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028