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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260654771**<br><br>Karen Johnson Davidson County<br>Batch # 1450364 DEEDWARR<br>07/22/2026 09:06:42 AM 2 pgs<br>Fees: $13.00 Taxes: $1,239.50<br>20260722-0066227 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: ~~$335,000.00~~.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of July, 2026.<br><br>Notary Public<br>My Commission Expires:<br><br>WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030 |

## WARRANTY DEED

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| Address New Owner:<br>John Thomas Huelsman<br>1503 Lincoya Bay Drive<br>Nashville TN 37214 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>109 05 0D 002.00 |

**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, **Gerald F. Huelsman and Cynthia A. Huelsman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Thomas Huelsman**, ("Grantees"), its 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 No. 1503 on the Plan of THE COTTAGES AT WILLIAMS BEND Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions, and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

Being the same property conveyed to Gerald F. Huelsman and wife, Cynthia A. Huelsman, by Warranty Deed from Kallie M. Stavros, unmarried, of record in Instrument No. 20150630-0063196, in the Register's Office of Davidson County, Tennessee, dated June 29, 2015, and recorded on June 30, 2015

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Lakes Apartments, as recorded in Instrument No. 2000918-0092189.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040628-0076712, as Supplemented in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, with Assignment of Assessments and Fees recorded in Instrument No. 20240424-0029563.

Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded in Instrument No. 20021204-0149456.
Charter for Cottages at Williams Bend Townhouses Corporation recorded as Instrument No. 20060314-0028980.

Common Open Space Deed recorded as Instrument No. 20061229-0161140.

This is improved property located at 1503 Lincoya Bay Drive Nashville TN 37214

**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 8th day of July, 2026.

Gerald F. Huelsman

Cynthia A. Huelsman
By: Gerald F. Huelsman, Attorney in Fact

By: Gerald F. Huelsman Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald F. Huelsman, 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, and who further acknowledged that he is the Attorney-in-Fact for Cynthia A. Huelsman and that he is authorized by Cynthia A. Huelsman to execute this instrument on her behalf.

WITNESS my hand, at office, this 8th day of July, 2026.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030