WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 1450431 DEEDWARR 07/22/2026 09:52:30 AM 3 pgs Fees: $18.00 Taxes: $2,211.86 20260722-0066313	The actual consideration or value, whichever is greater, for this transfer is $597,800.00. Affiant Subscribed and sworn to before me, this the 21st day of July, 2026. Notary Public My commission expires: 11/19/28 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Brent Gregath and Sharon Wong	New Owner	155-08-0C-210.00 CO
6904 Collinswood Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vickie Lee Cummings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Brent Gregath, an unmarried man, as to an undivided 87.30% interest, and Sharon Wong, an unmarried woman, as to an undivided 12.70% interest, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 210, as shown on the map entitled Poplar Creek Estate, Phase II, of record in Plat Book 6900, Page 339, amended in Plat Book 7900, page 888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Timothy James Cummings, Sr. and Vickie Lee Cummings, husband and wife by deed from Kyle Dorris and Elizabeth O. Dorris, husband and wife, of record in Instrument No. 20161123-0123732, dated November 18, 2016, said Register's Office for Davidson County, Tennessee. Timothy James Cummings Sr., died on January 10, 2026, and property vested in his wife, Vickie Lee Cummings, as surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 155-08-0C-210.00 CO.

Matters shown on the Plan of record in Plat Book 6900, Page 339, amended in Plat Book 7900, Page 888, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to,

easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9472, Page 824, said Register's Office.

This is improved property, known as 6904 Collinswood Drive, Nashville, TN 37221.

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) that I/we am/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), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of July, 2026.

Vickie Lee Cummings

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, a Notary Public of said County and State, Vickie Lee Cummings the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Champlain, New York, this 21st day of July, 2026.

Notary Public

My Commission Expires: 10/25/2027

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, Christy Tesch, 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 21st day of July, 2026.

Date: 21st day of July, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of July, 2026.

Notary Public
My commission expires: Sept. 3rd 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY