This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $355,000.00.

Affiant

Subscribed and sworn before me this the 8 day of July, 2026.

Notary Public
My commission expires: 3-20-28

Karen Johnson Davidson County
Batch# 1451832 DEEDWARR
07/27/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260727-0068103

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Oluwadamilola Dairo	New Owner	061-07-0B 202.00
1016 Lexington Dr.		
Brentwood, TN 37027		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM MIKKELSON AND CAITLYN WRENN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to OLUWADAMILOLA DAIRO, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Williamson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 202 of The Volta, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Atmotated, under the Master Deed establishing The Volta of record in Instrument Number 20190612-0056462, as amended in Instrument No. 20210812-0108869, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the Land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to William Mikkelson and Caitlyn Wrenn, husband and wife, by deed dated 11/13/2019, from Gallatin Pike Partners IV, General Partnership, formerly known as Gallatin Pike Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191206-0125969, Register's Office for said County..

This instrument is executed by Alexis Grigsby as Attorney-in-Fact for William Mikkelson, which Power of Attorney is recorded in Instrument No 202607270068102 Register's Office for Davidson County, Tennessee.

This instrument is executed by Alexis Grigsby as Attorney-in-Fact for Caitlyn Wrenn, which Power of Attorney is recorded in Instrument No 202607270068101 Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4303 Gallatin Pike #202 , Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8 day of July, 2026.

William Mikkelson by Alexis Grigsby Attorney in Fact
William Mikkelson by Alexis Grigsby as Attorney-in-Fact

Caitlyn Wrenn by Alexis Grigsby Attorney in Fact
Caitlyn Wrenn by Alexis Grigsby as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Alexis Grigsby with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Mikkelson and Caitlyn Wrenn by Specific POWER OF ATTORNEY dated July 7, 2026, and who acknowledged that he executed the same as the free act and deed of William Mikkelson and Caitlyn Wrenn.

Witness my hand and official seal this 8 day of July, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/8/26. (date of document).

Affiant Signature

7/27/26
Date

State of Tennessee

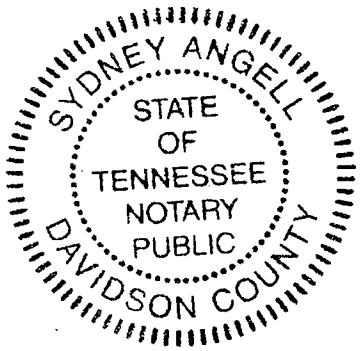
County of Williamson

Sworn to and subscribed before me this 27 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202607270068103