THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755156**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $599,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2026. Notary Public My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/02/2029
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1452826 DEEDWARR
07/30/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20260730-0070465

WARRANTY DEED

Address New Owner: Mervin Paolo Hernandez 900 19th Avenue South, Unit 508 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 16 0B 057.00

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, **James MacPhaille and Catherine MacPhaille, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mervin Paolo Hernandez**, ("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 Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 508 on the Plan of UNIVERSITY SQUARE CONDOMINIUM APARTMENTS of record in Plat Book 6900, Page 124, ofthe Register's Office ofDavidson County, Tennessee, together with the undivided percentage interest ofthe common elements as shown in the Master Deed and By-Laws ofrecord in Book 7051, Page 529, as amended in Book 7119, Page **884, as affected by Appointment of Successor Trustee recorded in Instrument No. 20100408-0026686,** of the Register's Office for Davidson County, Tennessee.

Together with any and all interest in Level P-2-South Parking Space No. 36 and Lobby Level 3-South Parking Space No. 8.

Being the same property conveyed to James MacPhaille and Catherine MacPhaille, husband and wife, by Warranty Deed from John D. Finch and Pamela G. Finch, husband and wife, of record in Instrument No. 20220125-0008825, in the Register's Office of Davidson County, Tennessee, dated January 10, 2022 and recorded on January 25, 2022.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIVERSITY SQUARE CONDOMINIUM APARTMENTS, as recorded in Plat Book 6900, Page(s) 124.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HA YES SECOND PLAN OF SMALL LOTS IN NASHVILLE, as recorded in Plat Book 1, Page 81.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing University Square Condominium of record in Book 7051, Page 529, as amended in Book 7119, Page 884 and Appointment of Successor Trustee recorded in Instrument No. 20100408-0026686; also subject to easements, rights and interests 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 building thereon. Easement for Overhead Transmission Line and Public Utility, recorded in Instrument No. 20130906-0094167.

Charter for University Square Homeowners Association recorded as Book 7078, Page 443.

This is improved property located at 900 19th Avenue South, Unit 508 Nashville TN 37212

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 28th day of July, 2026.

James MacPhaille

Catherine MacPhaille

STATE OF Louisiana)
COUNTY OF Orleans)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James MacPhaille and Catherine MacPhaille, 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 28th day of July, 2026.

Notary Public
My Commission Expires: _____

Michelle L. Damico
Notary Public No. 65925
State of Louisiana
My commission is for life

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 07/29/2026.

John Cobb Rochford

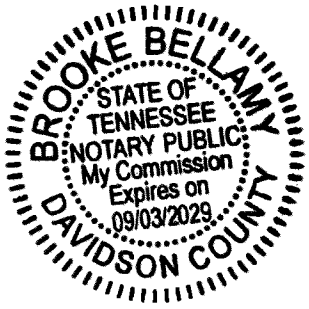
Date: 07/29/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 07/29/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29