Karen Johnson Davidson County
Batch # 1455834 DEEDWARR
08/05/2026 10:35:01 AM 2 pgs
Fees: $13.00 Taxes: $3,108.00
20260805-0071980

39-B
File #26-1209

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Hunt, a married man and Jeremy Holley, a married man and Michael Frazee, a married man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric D. Sugarman and Heather L. Sugarman, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1621B on the Plan of Homes at 1621 Northview Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20241022-0082153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Andrew Hunt, a married man and Jeremy Holley, a married man and Michael Frazee, a married man by Warranty Deed from N and C Properties of record in Instrument No. 20240701-0049167, Register's Office for Davidson County, Tennessee, dated June 25, 2024 and recorded on July 01, 2024. The subject property has not been the residence of the Grantor's or the Grantor's spouses or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1621 B Northview Avenue, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Eric D Sugarman
1621 B Northview Avenue
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
072-10-0K-002.00

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2026.

Andrew Hunt

Jeremy Holley

Michael Frazee

State of Tennessee)
County of Davidson)

On this 3rd day of August, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew Hunt and Jeremy Holley and Michael Frazee, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 840,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of August, 2026.

Notary Public

My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026