THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654965**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2026. Notary Public My Commission Expires: 9/15/27

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1456167 DEEDWARR
08/06/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260806-0072469

WARRANTY DEED

Address New Owner: Meredith Alane Hughes 1020 Treaty Oaks Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-06-0L-015.00 CO

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, **Lucy Fiske Parker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith Alane Hughes, an unmarried woman**, ("Grantee"), her 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. 15 on the plan of Treaty Oaks Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20141120-0107174 and amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160922-0099884 and Instrument No. 20160826-0089501, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to LUCY FISKE PARKER, by deed from MADELYN N. REYNOLDS, of record in Instrument No. 20200824-0095636, dated August 21, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 091-06-0L-015.00 CO.

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 Instrument No. 20141120-0107174 and amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160922-0099884 and Instrument No. 20160826-0089501, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, page 169, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5039, page 863 and in Instrument No. 20140916-0084730, said Register's Office.

This is improved property located at 1020 Treaty Oaks Drive Nashville TN 37209

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 31st day of July, 2026.

Lucy Fiske Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lucy Fiske Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2026.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 7/31/26.

Affiant Signature – Joshua A. Terry

8/3/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 8/3/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27