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

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch # 1459551 DEEDWARR 08/14/2026 09:14:45 AM 3 pgs Fees: $18.00 Taxes: $2,849.00 20260814-0075855	STATE OF Tennessee) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $770,000.00 M. Alexis Brennan Affiant Subscribed and sworn to before me, this 13 day of August 2026. Casey Brewington Notary Public My Commission Expires: _____ CASEY BREWINGTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner: Eric Ryan Avent 1805-A Riverside Dr Nashville, TN 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 072 11 4B 001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alexandru Victor Lupsasca and Allison Marie Peschet, each an unmarried person, as joint tenants with right of survivorship,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Avent, an unmarried man and Jonathan Blake Pittman, an unmarried man, as joint tenants with right of survivorship,** ("Grantee"), Grantee's 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 1805A, on the Plan of 1805 Riverside Drive Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1805 Riverside Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160818-0086227, in the Register's Office for Davidson, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judah L. Akers and Lindsey R. Akers, husband and wife by Warranty deed from Profile and Principle, LLC, a Tennessee limited liability company of record in Instrument No. 20170801-0078001 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 01, 2017. Judah L. Akers and Lindsey R. Akers are now divorced of record in Docket No. 22D-704, in the Fourth Circuit Court for Davidson County, Tennessee.

This is improved property commonly known as: **1805-A Riverside Dr, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 12 day of August, 2026.

ALEXANDRU VICTOR LUPSASCA

ALLISON MARIE PESCHET

STATE OF California)
)
COUNTY OF San Francisco)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDRU VICTOR LUPSASCA AND ALLISON MARIE PESCHET,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of August, 2026.

RAYMOND TRINH
Notary Public - California
San Francisco County
Commission # 2495303
My Comm. Expires Aug 21, 2028

Notary Public
My Commission Expires: 08/21/2028

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On 08/12/2026 before me, Raymond Trinh, Notary Public
(insert name and title of the officer)

personally appeared Alexandru Victor Lupsasca, Allison Marie Peschet,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAYMOND TRINH
Notary Public - California
San Francisco County
Commission # 2495303
My Comm. Expires Aug 21, 2028

Signature _____ **(Seal)**