Karen Johnson Davidson County
Batch# 1459686 DEEDWARR
08/14/2026 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,659.30
20260814-0076108

**WARRANTY DEED**

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

File No. LM-26-3265

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $989,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 3/5/30
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Allison Hines | New Owner | |
| P.o. Box 15803 (ADDRESS) | (NAME) | 105-07-0Y-002.00-CO |
| Nashville. TN 37215 (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Andrea Athanasuleas, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Hines, an** unmarried **woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, Weho Cottages, as shown Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150529-0049931, 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 the same property conveyed to Andrea Athanasuleas by Warranty Deed from Build Nashville DB2, LLC of record in Instrument No. 20151218-0127284 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 18, 2015.

**This is property more commonly known as 502 Hamilton Avenue, Nashville, TN 37203.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand this 11th day of August, 2026.

Andrea Athanasuleas

STATE OF COLORADO
COUNTY OF Eagle

On this 11th day of August, 2026, before me personally appeared Andrea Athanasuleas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2026.

Notary Signature
My commission expires: 2-8-29

LINDA LUCAS LUND
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134007541
MY COMMISSION EXPIRES FEB 8, 2029

# Certificate of Authenticity

I, Robert J. Notestine, III, 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 August 12, 2026

AFFIANT SIGNATURE

08/13/26
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 13th day of August, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030