Karen Johnson Davidson County
Batch# 1460085 DEEDWARR
08/17/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260817-0076590

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Valeria A Salinas
Affiant

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

Notary Public

Commission Expires: 10-10-27

FAITH C CAMPBELL NOTARY PUBLIC My Comm. Exp. Oct 10, 2027 STATE OF SOUTH CAROLINA

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Chambers 937 Spain Avenue #B Nashville, TN 37216	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	072 09 2B 002.00

WARRANTY DEED

FOR AND IN 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,

Valeria A. Salinas, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Chambers, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 937 Spain Avenue, a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, establishing a

Horizontal Property Regime with Private Elements of Homes at 937 Spain Avenue, which is of record in Instrument No. 20150825-0085738, Register's Office for Davidson County, Tennessee; to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed by Warranty Deed from Commodore Rentals, LLC to Valeria A. Patton, an unmarried woman, recorded March 28, 2016, as Instrument No. 20160328-0028351 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 937 Spain Avenue #B, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 11th day of August, 2026.

Valeria A Salinas
Valeria A. Salinas

STATE OF South Carolina
COUNTY OF HORRY

On this 11th day of August, 2026, before me personally appeared Valeria A. Salinas, 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.

Faith C

Notary Signature
My commission expires: 10-10-27

FAITH C CAMPBELL
NOTARY PUBLIC
My Comm. Exp.
Oct 10, 2027
STATE OF SOUTH CAROLINA

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 8/11/26.

Affiant Signature – Joshua A. Terry

8/13/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/13/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON