WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES: 2/12/30

SHANELLE RICHARDT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1464304 DEEDWARR
08/26/2026 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20260826-0078819

File #26-TL-2213-B

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ainsley Bangs, Mason Cochran, and Addison Cochran, Trustees of Bangs Revocable Living Trust	**Same as new owner**	
(NAME) **6437 Arno College Grove Rd.**	(NAME)	**105 13 3E 002.00**
(ADDRESS) **College Grove, TN 37046**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SARA E. SKRMETTI, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BANGS REVOCABLE LIVING TRUST U/D/T APRIL 11, 2001 AS FULLY RESTATED APRIL 16, 2013 20%, AINSLEY LYNN BANGS, A SINGLE WOMAN 40%, AND MASON & ADDISON COCHRAN, HUSBAND AND WIFE 40% AS TENANTS IN COMMON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2213 11TH AVENUE SOUTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2213 11TH AVENUE SOUTH, a Horizontal Property Regime, of record in Instrument No. 20150529-0049872 and Affidavit of Scrivener's Error recorded in Instrument No. 20160413-0035541, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sara E. Skrmetti, a married woman, by Warranty Deed from James R. Gurman and Jessica M. Gurman, a married couple, of record in Instrument No. 20221007-0110706, in the Register's Office of Davidson County, Tennessee, dated October 06, 2022, and recorded on October 07, 2022. The said Sara E. Skrmetti does hereby affirm that said property has never been her primary marital residence. Sara E. Skrmetti and Sara Skrmetti are one in the same.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUCKWORTHS ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page 83.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150529-0049872 and Affidavit of Scrivener's Error recorded in Instrument No. 20160413-0035541.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5563, Page 688 and Book 5582, Page 839.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150624-0060280.
* Charter for 2213 11th Avenue South Townhouse Corporation recorded as Instrument No. 20150602-0051025, as amended in Instrument No. 20160304-0020957.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2213 B 11th Avenue South, Nashville, TN 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 17 day of August, 2026.

Sara Skrmetti
E SES

STATE OF ~~TENNESSEE~~ PB NEW YORK
COUNTY OF ~~DAVIDSON~~ PB NEW YORK

On this 17 day of August, 2026, before me personally appeared Sara E. Skrmetti, 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 17 day of August, 2026.

Notary Signature
My commission expires: 07/13/2027

PAULETTE BRUNK
Notary Public - State of New York
No. 01BR0011138
Qualified in New York County
My Comm. Expires July 13, 2027

Certificate of Authenticity

I, Kimbra Spann, 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 8/17/2026.

Date

Affiant Signature

8/19/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY