THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755220**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $217,829.22. Affiant Subscribed and sworn to before me, this 21st day of August, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1464994 DEEDWARR
08/27/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $805.97
20260827-0079795

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

Address New Owner: Dylan Rose Farrell 1446 E Cedar Lane Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053 09 0A 020.00

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, **China Doll Ventures, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dylan Rose Farrell, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1446 on the plan of Neely's Bend Villas, of record in Book 5200, page 262, Register's office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to China Doll Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed from Lisa Brocco a/k/a Lisa Ann Brocco, an unmarried woman, of record in Instrument No. 20250319-0019888, in the Register's Office of Davidson County, Tennessee, dated March 14, 2025 and recorded on March 19, 2025.

Being the same property conveyed to Lisa Brocco, an unmarried woman, by Warranty Deed from Terry Seals, Trustee of Irrevocable Trust of Montye C. Seals dated July 11, 2018, of record in Instrument No. 20191113-0116980, in the Register's Office of Davidson County, Tennessee, dated November 12, 2019 and recorded on November 13, 2019.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Neely's Bend Villas, as recorded in Plat Book 5200, Page(s) 262.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Neely's Bend Villas Condominium of record in Book 5625, Page 1, as amended in Book 6119, Page 322 and Book 10268, Page 492; also subject to easements, rights and interests 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 building thereon.

Abstract of Trust as set forth in instrument recorded in Instrument No. 20180806-0076962.

Charter of Homeowner's Association recorded in Book 6081, Page 879.

This is improved property located at 1446 E Cedar Lane Madison TN 37115

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 21st day of August, 2026.

China Doll Ventures, LLC, a Tennessee limited liability company

BY: Jonathan Charles Brocco
Jonathan Brocco, Authorized Agent

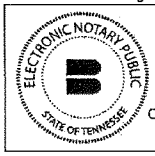
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Brocco, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Authorized Agent of China Doll Ventures, LLC, a Tennessee limited liability company, the within named bargainer, and that they as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Authorized Agent.

Witness my hand, at office, this 21st day of August, 2026.

Shira Kingrey
Notary Public
My Commission Expires: _____

Notarized online using audio-video communication technology



Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

Tennessee Certification of Electronic Document

I, Savannah Herklotz, 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 8/21/26 (date of document).

Affiant Signature

8/21/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL

