THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755247** Karen Johnson Davidson County Batch # 1466832 DEEDWARR 09/02/2026 10:50:18 AM 2 pgs Fees: $13.00 Taxes: $3,607.50 20260902-0081037	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Ellen Burka Affiant Subscribed and sworn to before me, this 31st day of August, 2026. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address New Owner: Ellen Burka 1736 Hillmont Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 11 0F 001.00

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, **AKCAB, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellen Burka, 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:

Land in Davidson County, Tennessee, being Unit No. 1736 of RESUBDIVISION OF LOT NO. 19A HILLMONT DRIVE CONDOMINIUM of record in Book 8406, page 572, as re-recorded in Book 8412, page 883, Exhibit A to Master Deed; Master Deed of record in Book 8400, page 975, Amendment to Master Deed of record in Book 8406, page 571, and Second Amendment to Master Deed of record in Book 8412, page 882, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AKCAB, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Robert F. Doyle, Sr., Unmarried, of record in Instrument No. 20241114-0088654, in the Register's Office of Davidson County, Tennessee, dated November 13, 2024 and recorded on November 14, 2024.

Being the same property conveyed to Robert F. Doyle Sr. and wife, as tenants by the entirety, by Warranty Deed from O.H. Mason and wife, Dorothy Elizabeth Mason, of record in Book 8409, Page 89, in the Register's Office of Davidson County, Tennessee, dated July 27, 1991 and recorded on July 31, 1991. The said Warranty Deed re-recorded in Book 9195, Page 17 on December 21, 1993. See also Final Decree between Robert Freeman Doyle, Sr. and Margaret Ivy Vail Doyle in Case No. 92D-1015 recorded in Book 9195, Page 19. The subject property had been vested to Robert F. Doyle Sr.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLMONT DRIVE SUBDIVISION, as recorded in Plat Book 8250, Page 14.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLMONT DRIVE Condominium of record in Book 8400, Page 975; as amended in Book 8406, Page 571; Book 8412, Page 881; Book 8412, Page 882 and Adoption and Supplemental recorded in Book 8568, Page 964; Instrument No. 20170213-0014688; 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.

Common Open Space Deed recorded in Book 8412, Page 879.

This is improved property located at 1736 Hillmont Drive Nashville TN 37215

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 31st day of August, 2026.

AKCAB, LLC, a Tennessee limited liability company

BY: _____
Kelly Kautz, Managing Member

BY: _____
Andrew Benjamin Kautz, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kelly Kautz and Andrew Benjamin Kautz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Member and Member (or other officer authorized to execute the instrument) of AKCAB, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of August, 2026.

_____
Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030