**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 260755133**

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

The actual consideration or value, whichever is greater, for this transfer is: $660,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2026.

Notary Public
My Commission Expires:

Karen Johnson
Batch # 1466851
09/02/2026 11:03:49 AM
Fees: $13.00 Taxes: $2,442.00

Davidson County
DEEDWARR
2 pgs

20260902-0081059

**WARRANTY DEED**

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Steven M. Crane<br>3103 Morning Stroll Drive<br>Nashville TN 37206 | New Owner | Tax Parcel ID No.<br>084-05-0B-007.00 CO |

**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, **Maithri Vangala and Robert Corty, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Steven M. Crane, unmarried man**, ("Grantee"), his 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. 7 on the plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for East Greenway Park, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160707-0069540 as amended in Instrument No. 20161020-0110945, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MAITHRI VANGALA and ROBERT CORTY, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from TREVOR BROWN AND REBECCA BROWN, HUSBAND AND WIFE, of record in Instrument No. 20210427-0055989, dated April 26, 2021, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 084-05-0B-007.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160707-0069540, amended in Instrument No. 20161020-0110945, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20170216-0016159 and in Instrument No. 20160706-0069097, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20141205-0111697, said Register's Office.

This is improved property located at 3103 Morning Stroll Drive Nashville TN 37206

**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 1st day of September, 2026.

Maithri Vangala

Robert Corty

STATE OF Georgia )
COUNTY OF DeKalb )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maithri Vangala and Robert Corty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my ~~hand~~, at office, this 31st August day of ~~September~~, 2026.

Notary Public

My Commission Expires: 02/06/27

DAPHNE TREVATHAN NOTARY PUBLIC DeKALB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 6, 2027