THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755302** Karen Johnson Davidson County Batch# 1467803 DEEDWARR 09/03/2026 11:31:30 AM 3 pgs Fees: $18.00 Taxes: $2,312.50 20260903-0081796	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2026. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Conner G. Griffin 119 Pembroke Avenue Nashville, TN 37205	Send Tax Bills To: Primis Mortgage Company 5535 Currituck Drive, Ste. 120 Wilmington, NC 28403	Tax Information: Tax Parcel ID No. 091 06 0 370.00

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, **Brandon Fitzlaff and Sarah Fitzlaff, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Conner G. Griffin, a single man** ("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 Lot No. 1318 of Block No. 182, as shown on the map entitled PLAN NO. 1 WEST NASHVILLE, as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Fitzlaff and Sarah Fitzlaff, husband and wife, by Warranty Deed from Carter W. Sundermann and Alexandra C. Sundermann, husband and wife, of record in Instrument No. 20200504-0046206, in the Register's Office of Davidson County, Tennessee, dated April 30, 2020 and recorded on May 4, 2020.

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 NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 AND 75.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants For Stormwater Facilities and Systems recorded in Instrument No. 20141114-0105283.

Amendment No. 2 To Ordinance No. 089-835 recorded in Book 7922, Page 832.

This is improved property located at 5411 Kentucky Avenue Nashville TN 37209

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 28th day of August, 2026.

Brandon Fitzlaff

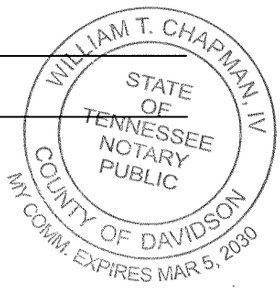
Sarah Fitzlaff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Fitzlaff and Sarah Fitzlaff, 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 28th day of August, 2026.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tammy Carney,** 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 this the 28 day of August, 2026.

Affiant Signature

Date 8.28.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

