Karen Johnson Davidson County
Batch # 1467973 DEEDWARR
09/03/2026 01:57:26 PM 2 pgs
Fees: $13.00 Taxes: $2,138.60
20260903-0082005

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64596
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alan Poenitske Delinia Poenitske 1413 Devens Dr. Brentwood, TN 37027	Alan Poenitske Delinia Poenitske 1413 Devens Dr. Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 091160J00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$578,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Paige Poenitske, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alan Poenitske and Delinia Poenitske, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 known as 4019 Elkins Alley on the plan of The Cottages at Sylvan Heights, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20170503-0043309, amended in 20180910-0089568, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth Paige Poenitske, an unmarried woman, by Warranty Deed from Constance K. Frazier, unmarried, dated April 22, 2025 and recorded on April 23, 2025, of record in Inst. No. 20250423-0031258, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309, amended in Instrument No. 20180910-0089568, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141105-0102022, said Register's Office; All Matters shown on Instrument No. 20150226-0016822, said Register's Office; Subject to the right of way of CSX Transportation Railroad; Charter of the Cottages at Sylvan Heights Townhouse Corporation of record in Instrument No. 20170503-0043310, said Register's Office.

This is improved property, known as 4019 Elkins Alley, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of September, 2026

Elizabeth Paige Poenitske

Elizabeth Paige Poenitske

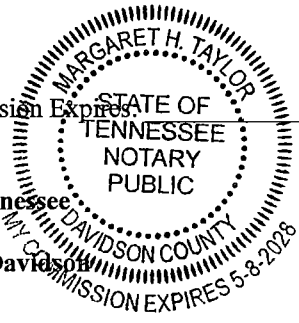
State of Tennessee

County of Davidson

On this 2nd day of September, 2026 before me the undersigned authority, personally appeared Elizabeth Paige Poenitske, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $578,000.00.

Affiant

Sworn and subscribed before me this 2nd day of September, 2026.

Notary

My Commission Expires:

