THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755224** Karen Johnson Davidson County Batch # 1468765 DEEDWARR 09/04/2026 10:40:39 AM 2 pgs Fees: $13.00 Taxes: $2,127.50 20260904-0082412	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 3rd day of September, 2026. Notary Public My Commission Expires:

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Rodney Jarvis and Rebecca Jarvis 310 Madison Street Madison, TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 042 16 0 242.00

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, **Cottage Cove Company, a Tennessee Nonprofit Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rodney Jarvis and Rebecca Jarvis, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 4 on the FINAL PLAT, FIRST REVISION OF LOTS 19 AND 24, DOUGLAS-LEVINE SUBDIVISION, of record in Instrument 20080507-0047026, Register's Office for Davidson County, Tennessee, to which record reference is made for a more particular description thereof.

Being the same property conveyed to Cottage Cove Company, by Warranty Deed from Richard A. Barrett, Rebecca Brazier, Kenneth Barrett and Annie Barrett, of record in Instrument No. 20140416-0031640, in the Register's Office of Davidson County, Tennessee, dated April 11, 2014, and recorded on April 16, 2014.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 FINAL PLAT, FIRST REVISION OF LOTS 19 AND 24, DOUGLAS-LEVINE SUBDIVISION, as recorded in Plat Book Instrument 20080507-0047026, Page(s).

This is improved property located at 301 Woodruff Street 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 3rd day of September, 2026.

Cottage Cove Company

BY: Brent MacDonald, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Brent MacDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of Cottage Cove Company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 3rd day of September, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____