WARRANTY DEED

Karen Johnson Davidson County
Batch # 1473982 DEEDWARR
09/16/2026 09:45:23 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20260916-0085955

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Petar Angelov
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/03/2028 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Petar Angelov Angelov and Helen Julianne Lackey Angelova	Movement Mortgage, LLC	
(NAME)	(NAME)	
1525 Graybar Lane	8024 Calvin Hall Road	117-12-3A-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **EZ CAPITAL, LLC, A MICHIGAN LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HELEN JULIANNE LACKEY ANGELOVA AND PETAR ANGELOV, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 1523 Graybar Lane, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1523 Graybar Lane, a Horizontal Property Regime, of record in Instrument Number 20240205-0007992, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being a portion of the same property conveyed to Andrew P. Davis and wife, Margaret G. Davis by Warranty Deed from Dr. David Acker and Wife, Eva Acker of record in Book 9062, page 575, Register's Office for Davidson County, Tennessee, dated August 24, 1993 and recorded on August 30, 1993.

The said Margaret G. Davis having since died on November 25, 2022, leaving Andrew P. Davis as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Bradley J. Bars, a married man by Warranty Deed from Andrew P. Davis, unmarried of record in Instrument No. 20240201-0007246 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on February 01, 2024.

Being the same property conveyed to EZ Capital, LLC, a Michigan limited liability company by Warranty Deed from Bradley J. Bars of record in Instrument No. 20240205-0007993 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on February 05, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-1133

unimproved
This is improved x property, known as 1525 Graybar Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of September, 2026

EZ CAPITAL, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of EZ Capital, LLC, and that he as such Authorized Agent of EZ Capital, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of EZ Capital, LLC.

Witness my hand and official seal this 10 day of September, 2026.

Commission expires:

_____
Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

JW2026-1133