Karen Johnson Davidson County
Batch# 1474002 DEEDWARR
09/16/2026 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260916-0085984

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

RECORD AND RETURN TO
Music City Title & Escrow, Inc
4301 Hillsboro Pike
Ste 110
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00**.

Affiant

Subscribed and sworn to before me, this 15 day of **September, 2026.**

Notary Public
My commission expires:

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2028

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebecca Daly **1100 Lilly Valley Way** **Nashville, TN 37209**	New Owner	**202209230095134**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Kathy L. Saenz, a married woman, and Tyler W. Saenz, a married man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Rebecca Daly**, a single woman Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 33 on the plan of Park Place at Charlotte, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731, and as shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathy A. Lonano and Tyler William Saenz by Warranty Deed from Laura R. Harper, married of record in Instrument No. 20220923-0095134 Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on August 23, 2022.

Kathy A. Lonano now known as Kathy L. Saenz.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

HE-2026-397

This is improved (X) unimproved (__) property known as **1100 Lilly Valley Way, 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 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 in 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/our hand(s) this 14 **day of September, 2026.**

Kathy L. Saenz

Tyler W. Saenz

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF ~~SUMNER~~ Monmouth

On this 14 day of September, 2026, before me personally appeared Kathy L. Saenz, Tyler W. Saenz and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of September, 2026.

Notary Signature
My commission expires: 11/21/2026

GLORIA M LUGO
Notary Public - State of New Jersey
Commission # 2281512
My Comm. Expires Nov. 21, 2026

HE-2026-397

Certificate of Authenticity

I, Ashley S. Rudy, 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 9/14/2026 (date of document).

Affiant Signature

Date: 9/15/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15 day of September, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER