THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855494**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00 Affiant Subscribed and sworn to before me, this 28th day of August, 2026. Notary Public My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

Karen Johnson
Batch # 1474820
09/18/2026 10:08:52 AM
Fees: $13.00 Taxes: $1,683.50

Davidson County
DEEDWARR
2 pgs

20260918-0086968

WARRANTY DEED

Address New Owner: MERK514 LLC. 6708 Long Shadow Way Knoxville, TN 37918	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 09 1H 080.00

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, **Robert Echols, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MERK514 LLC, a Tennessee limited liability company** ("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 Unit No. 514, together with the appurtenant interest in the common elements of THE CHELSEA CONDOMINIUMS, a condominium established by Master Deed in Instrument No. 20181119-0113627, amended in Instrument No. 20181128-0116220 and Instrument No. 20190226-0017434, Instrument No. 20241002-0076525, Instrument No. 20241021-0081481 Register's Office for Davidson County, Tennessee, said unit being depicted on the site plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Robert Echols, married, by Warranty Deed from Std Properties, LLC, a Tennessee limited liability company, of record in Instrument 20200624-0067962, in the Register's Office of Davidson County, Tennessee, dated June 19, 2020 and recorded on June 24, 2020.

Said property was never the primary martial residence of Grantor.

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 AB HILLS SUBDIVISION, as recorded in Plat Book 332, Page 65.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGEHILL ESTATES, SECTION SEVENTY-THREE, as recorded in Plat Book 4715, Page 50.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CHELSEA CONDOMINIUMS Condominium of record in Instrument No. 20181119-0113627. Amendments recorded in Instrument Nos. 20181128-0116220, 20190226-0017434, 20241002-0076525, 20241021-0081481; amendment to Bylaws recorded in Instrument No. 20230317-0019548 (Withdrawal recorded in Instrument No. 20241021-0081480); Amended in Instrument No. 20241021-0081482; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5691, Page 766.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150723-0072512.

Easement for Pedestrian Access, recorded in Instrument No. 20151216-0126629.

Easement recorded in Instrument No. 20180207-0012292.

Charter for Edgehill Estates Homeowners Association recorded as Book 7526, Page 624.

Charter for The Chelsea Condominium Association, Inc., recorded in Instrument No. 20181121-0114809

This is improved property located at 1900 12th Avenue South, #514 Nashville TN 37203

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.

Robert Echols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Echols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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:

