Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1477097
09/24/2026 09:32:31 AM
Fees: $18.00 Taxes: $6,031.00

Davidson County
DEEDWARR
3 pgs

20260924-0088555

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3491

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,630,000.00

Affiant

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of September, 2026

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
D. Andrew Tatman, II 4015B Estes Road Nashville, TN 37215	New Owner	116-16-0F-002.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

ADTWS, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David A. Tatman II, unmarried

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:

Land in Davidson County, Tennessee, being Unit B, Evergreen Townhomes, a condominium established by Declaration of record in Instrument No. 20120209-0011735, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No. 5 on the Map of Part 1, Evergreen Heights, of record in Plat Book 1130, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyler Sambrailo and Alex Sambrailo, husband and wife by Warranty Deed from John D. Rudd, unmarried of record in Instrument No. 20200713-0076468 Register's Office for Davidson County, Tennessee, dated July 08, 2020

and recorded on July 13, 2020.

Being the same property conveyed to ADTWS, LLC, a Tennessee limited liability company by Quitclaim Deed from Tyler Sambrailo and Alex Sambrailo, husband and wife of record in Instrument No. 20250627-0050774 Register's Office for Davidson County, Tennessee, dated June 20, 2025 and recorded on June 27, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4015B Estes Road, Nashville, TN 37215

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 so 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.

Dated this the 21st day of September, 2026.

ADTWS, LLC, a Tennessee Limited Liability Company
By: Tyler and Alex Sambrailo Revocable Family Trust Dated 10/5/2023
Its: Member

By: _____
Tyler William Sambrailo, Trustee

By: _____
Alex Sambrailo, Trustee

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

Before me, DARIN R. MORTENSEN, NOTARY PUBLIC of the state and county mentioned, personally appeared Tyler William Sambrailo and Alex Sambrailo, Members of ADTWS, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of ADTWS, LLC, the within named bargainor, a Limited Liability Company, and that such Tyler William Sambrailo and Alex Sambrailo, Members of ADTWS, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in SACRAMENTO, this 21st day of September, 2026.

_____
Notary Signature

Printed Name: DARIN R. MORTENSEN

My commission expires: 2-10-2029

DARIN R. MORTENSEN
COMM. # 2509687
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. FEB. 10, 2029
MGC1 MGC1