WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Delynn S. Oliver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2026.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson
Batch # 1477994
09/25/2026 02:59:11 PM
Fees: $18.00 Taxes: $1,850.00
20260925-0089200

Davidson County
DEEDWARR
3 pgs

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Delynn S. Oliver	**New Owner**	
(NAME) **426 Lazy Creek Lane**	(NAME) **New Owner**	**161-13-0B-426.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN JUNE SKAGERBERG AND SHANE BURROUGHS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DELYNN S. OLIVER, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 426 of Creekside of Brentwood, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Creekside of Brentwood of record in Instrument Number 20050204-0013611 as amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20210916-0124412, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed.

Being the same property conveyed to Kathryn June Skagerberg and Shane Burroughs, wife and husband by Warranty Deed from Whitney R. Chappell, married of record in Instrument No. 20230103-0000250 Register's Office for Davidson County, Tennessee, dated December 30, 2022 and recorded on January 03, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20040714-0084063 and 20090730-0071237, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040702-0079260, amended and restated in Instrument No. 20050204-0013611, amended in Instrument Number 20210916-0124412, Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20040426-0047292, in the Register's Office for Davidson County, Tennessee.
- Charter for Creekside of Brentwood Homeowners Association, Inc. of record in Instrument Number 20041217-0150431, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA of record in Instrument Number 201407230065538 and 20080724-0075832, in the Register's Office for Davidson County, Tennessee.
- Ground Lease with SBA Towers, Inc of record in Instrument Number 20000403-0032883, 20000714-0069736, 20040305-0025830 and 20040305-0025837 and Instrument No. 20050620-0070135, in the Register's Office for Davidson County, Tennessee.
- Drainage and utility easement of record in Instrument Number 20040305-0025834, in the Register's Office for Davidson County, Tennessee.
- Right of way to State of Tennessee of record in Book 7859, Page 398, in the Register's Office for Davidson

County, Tennessee.
• Grant of Transmission Line Easement of record in Book 2438, Page 376, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6408, Page 486, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, Page 755, Book 7250, Page 758, Book 1145, Page 525 and Book 7267, Page 41, in the Register's Office for Davidson County, Tennessee.
• Utility easement of record in Book 9444, Page 27, in the Register's Office for Davidson County, Tennessee.
• Easement for Construction of Slopes to the State of Tennessee of record in Book 7851, Page 708, in the Register's Office for Davidson County, Tennessee.
• Drainage Easement and Development Agreement of record in Instrument Number 20040305-0025834, in the Register's Office for Davidson County, Tennessee.
• Access and Grading Easement Agreement of record in Instrument Number 20040305-0025838, in the Register's Office for Davidson County, Tennessee.
• Access and Utility Easement of record in Instrument Number 20040305-0025839, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20040720-0086492, in the Register's Office for Davidson County, Tennessee.
• Instrument Designating Tracts of land pursuant to will of record in Book 4600, Page 99, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20040305-0025836 and Instrument No. 20040401-0036841, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Antenna Site Agreement of record in Instrument Number 20000321-0028710, in the Register's Office for Davidson County, Tennessee.
• Easement for underground utility line of record in Instrument Number 20050606-0064353, in the Register's Office for Davidson County, Tennessee.
• Assignment and Assumption of Ground Lease of record in Instrument Number 20110203-0009711, in the Register's Office for Davidson County, Tennessee.
• Subject to the Plan of Record (Boundary Plat) of record in Instrument Number 20040714-0084063, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **426 Lazy Creek Lane, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23 DAY OF SEPTEMBER, 2026.

Kathryn June Skagerberg

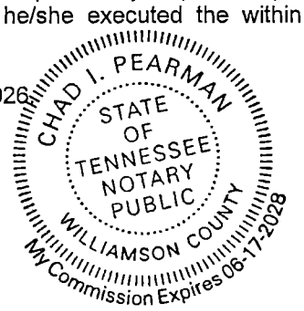
Shane Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN JUNE SKAGERBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

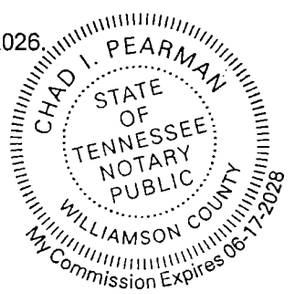


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANE BURROUGHS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212