Karen Johnson Davidson County
Batch# 1478006 DEEDWARR
09/25/2026 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $292.30
20260925-0089214

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611738 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$79,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Cecilia Boswell Affiant Sworn to and subscribed before me this 25th day of September, 2026. Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 25th day of September, 2026, among:

DEAN KOUKA

MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 6-13, of Robin Hood Condominium, as created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed, reference is made to the Plan of Robin Hood Condominium Apartments of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Dean Kouka, a single person by deed from Wells Fargo Bank, N.A., dated December 1, 2016, of record in Instrument No. 20170111-0003351, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Innovative Residential Services LLC, a Tennessee limited liability company by deed from Ali Alkoka, unmarried, as to Tracts I, II, and III and Dean Kouka, married, as Tract IV, dated May 11, 2017, of record in Instrument No. 20170511-0047006, said Register's Office. Being a portion of the same property conveyed to Ali Alkoka and Dean Kouka, as tenants in common with rights of survivorship by deed from Innovative Residential Services LLC, a Tennessee limited liability company, dated December 28, 2017, of record in Instrument No. 20171228-0131987, said Register's Office. And, being a portion of the same property conveyed to Dean Kouka, married by deed from Ali Alkoka, unmarried, dated November 18, 2019, of record in Instrument No. 20191119-0119489, said Register's Office.

Being also known as 323 Forest Park Road, #6-13, Madison, TN 37115.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A, B AND D, or other similar statute therein.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**
THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dean Kouka

State of Tennessee
County of Davidson

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

Witness my hand and official seal this 24th day of September, 2026.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public
My Commission Expires: 3/5/2030

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 323 Forest Park Road, #6-13
City, State, Zip: Madison, TN 37115

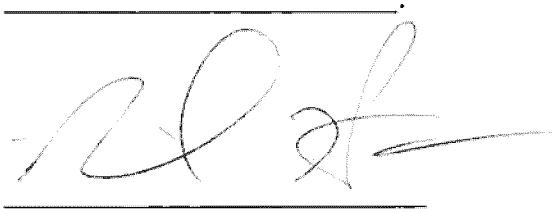
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 323 Forest Park Road, #6-13
City, State, Zip: Madison, TN 37115

Tax ID: 043-13-0A-077.00

Certificate of Authenticity

I, Nick Harris, 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 **September 25, 26**.



Affiant Signature

9/25/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **25th** day of **September**, 20___.



Notary's Signature

My Commission Expires: 3/9/27

Date

