THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955689**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1478617 DEEDWARR
09/29/2026 10:19:57 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20260929-0089950

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2027

WARRANTY DEED

Address New Owner: Anthony and Francesca Siracusa Family Declaration of Trust 1602 Hitaman Lane Twinsburg, OH 44087	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 06 0A 258.00

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, **Ricky Dale Phifer, now married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony Siracusa and Francesca A. Siracusa, Trustees of the Anthony and Francesca Siracusa Family Declaration of Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1702 of the Horizontal Property Regime of ENCORE, a Residential Condominium of record in Instrument No. 20080225-0018429 and Master Deed for ENCORE, a Master Condominium of record as Instrument No. 20080225-0018425, amended at Instrument No. 20111104-0086473 and in Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Ricky Dale Phifer, a single man, by Warranty Deed from David Matthew Bing and Amy Rachelle Bing, husband and wife, of record in Instrument No. 20210420-0052798, in the Register's Office of Davidson County, Tennessee, dated April 15, 2021 and recorded on April 20, 2021.

Said property was never the marital residence of the 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT OF ENCORE, as recorded in Instrument No. 20060411-0041760. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE, A MASTER Condominium of record in Instrument No. 20080225-0018425, as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225- 0018426 and Mortgage Consent and Approval recorded in Instrument No. 20080225-0018427; 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE, A RESIDENTIAL Condominium of record in Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535; Instrument No. 20230731-0058841 and Attorney's Certificate recorded in Instrument No. 20080225-0018430;

Mortgage Consent and Approval recorded in Instrument No. 20080225-0018431; 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 Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project recorded in Book 9208, Page 613.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency with Supplemental Requirements recorded in Instrument No. 20050124-0008719.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.

Easement recorded in Instrument No. 20120906-0080965.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.

Charter for Encore Master Condominium Association as recorded in Instrument No. 20080225-0018424.

Charter for Encore Residential Condominium Association as recorded in Instrument No. 20080225-0018428.

Ordinances recorded in Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20060504- 0051825 and Instrument No. 20130903-0092714; Instrument No. 20130903-0092716.

Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983.

Facade Guidelines recorded in Book 7631, Page 606.

This is improved property located at 301 Demonbreun Street #1702 Nashville TN 37201

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 25th day of September, 2026.

Ricky Dale Phifer

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ricky Dale Phifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2026.

Notary Public
My Commission Expires: 3-16-30

DONYETTA LARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2030
RUTHERFORD COUNTY