Karen Johnson Davidson County
Batch# 1480780 DEEDWARR
10/05/2026 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20261005-0091665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028
(AFFIX SEAL)

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

05-NSH26-11933

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
NASHTOGA STABLES LLC, A Tennessee Limited Liability Company 109 Porter Terrace Nashville, TN 37206	NASHTOGA STABLES LLC 2621 B CARTER AVE NASHVILLE, TN 37206	072-15-0A-109.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alexandra Jones, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NASHTOGA STABLES LLC, A Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors 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 No. 109 as shown on the Plan of Porter Terrace Condominiums, Phase 2, as set forth in the Master Deed of record in Book 7174, page 537 as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Alexandra C. Jones by Warranty Deed from Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160715-0072606 Register's Office for Davidson County, Tennessee, dated July 08, 2016 and recorded on July 15, 2016 and Scrivener's Affidavit recorded on November 14, 2016 in Instrument No. 20161114-0119867.

Map/Parcel 072-15-0A-109.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **109 Porter Terrace, Nashville, TN 37206**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 29th day of September, 2026.

Alexandra Jones

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-10-2030

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alexandra Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 29th day of September, 2026.

Notary Public

My Commission Expires: 02/10/2030

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 29, SEPTEMBER 2026.

Custodian's Signature — 10/02/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 2nd day of OCTOBER 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY