This Instrument prepared by:
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1482371 DEEDWARRSP
10/08/2026 09:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,554.00
20261008-0092400

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Garrett Bryce Robinson and Stephanie Robinson	New Owner	
2617 Alpine Park Ave		070-05-0C-002.00-CO
Nashville, TN 37218		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Regions Bank, an Alabama Banking Corporation** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto the said **Garrett Bryce Robinson and Stephanie Robinson, husband and wife** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit B of Alpine Park Blvd, 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 Alpine Park Blvd of record in Instrument No. 20191011-0104674 and Plan of Alpine Terrace of record in Plat Book 421, Pages 131 and Instrument No. 20190312-0022382 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 to said Master Deed.

Being the same property conveyed to Elizabeth Jordan, unmarried by Warranty Deed from Veronica T. Yeates, an unmarried woman of record in Instrument No. 20211116-0152502 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 16, 2021.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones of record in Instrument No. 20260824-0078344 Register's Office for Davidson County, Tennessee, dated August 18, 2026 and recorded on August 24, 2026.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **2617 Alpine Park Ave, Nashville, TN 37218**

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, and Grantee's successors and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 1st day of October, 2026.

Regions Bank

BY: _____
Jeff Keyseear, Vice President

State of ~~Tennessee~~ Mississippi
County of Lamar

Before me, the undersigned notary for the State and County aforesaid, personally appeared Jeff Keyseear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice Presiden of Regions Bank, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purpose therein contained by personally signing the name of Regions Bank, as Vice President.

Witness my hand and official seal at office this 1st day of October, 2026.

Melissa Duck
NOTARY PUBLIC
My Commission Expires: 8/19/2027

STATE OF MISSISSIPPI
MELISSA DUCK
ID No. 113468
Comm. Exp. 08-19-2027
NOTARY PUBLIC
FORREST COUNTY

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me this 5th day of October, 2026.

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 2-23-30

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2027 and subsequent years, a lien not yet due and payable.

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 131, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20190312-0022382, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191011-0104674, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter of The Alpine Park Blvd Homeowners' Association, Inc. of record in Instrument Number 20191009-0103615, in the Register's Office for Davidson County, Tennessee.

6. Easement Agreement of record in Instrument Number 20200708-0074100, in the Register's Office for Davidson County, Tennessee.

7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

8. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 10-5-26 (date of document).

Affiant Signature

10-5-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY