THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 25035031**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $315,000.00 Affiant Subscribed and sworn to before me, this 14th day of April, 2025 Notary Public My Commission Expires 6-23-25

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF RUTHERFORD — JOHNSON JACOBS

Karen Johnson
Batch # 1260758
04/17/2025 10 14 49 AM
Fees $13 00 Taxes $1,165 50

Davidson County
DEEDWARR
2 pgs

20250417-0029371

WARRANTY DEED

Address New Owner Ideal Homes of TN, LLC 3704 Ezell Rd. Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No 148 02 0 096.00

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, **Katherine P. Larson, married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ideal Homes of TN, LLC, a** Tennessee **limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of MANGUM HEIGHTS of record in Plat Book 2330, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Katherine P. Larson, married woman, by Warranty Deed from Sui Thang and Ding Ee, husband and wife, of record in Instrument No 20220104-0001158, in the Register's Office of Davidson County, Tennessee, dated December 29, 2021 and recorded on January 04. 2022

Benjamin Johnson joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Katherine P. Larson

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 MANGUM HEIGHTS, as recorded in Plat Book 2330, Page(s) 147

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2745, Page 621.

This is improved property located at 3704 Ezell Road Nashville TN 37211

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 10th day of April, 2025

Katherine P. Larson

Benjamin Johnson

STATE OF WASHINGTON)
COUNTY OF Snohomish)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine P. Larson and Benjamin Johnson, 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 10th day of April, 2025.

Notary Public David W Krause
My Commission Expires: 09-16-2025

DAVID W KRAUSE
Notary Public
State of Washington
Commission # 112049
My Comm. Expires Sep 16, 2025