THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250751577

Karen Johnson
Batch # 1300858
07/23/2025 09 36 47 AM
Fees $13 00 Taxes $3,589 00

Davidson County
DEEDWARR
2 pgs

20250723-0058092

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
NTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $970,000 00

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 22nd day of July, 2025

Tracey Perry
Notary Public
My Commission Expires· 5-9-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Matthew Davidson and Christine Pham Davidson 113 39th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No 104 05 0 014.00

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, **Matthew Reed and Grace Dunlap Murray now known as Grace Reed, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Davidson and Christine Pham Davidson, husband and wife**, ("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. 65, as shown on the map entitled PART – WEST GROVE SUBDIVISION, of record in Plat Book 421, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grace Dunlap Murray, unmarried, and Matthew Reed, unmarried, as joint tenants with rights of survivorship, by Quitclaim Deed from Grace Murray, unmarried, of record in Instrument No. 20210212-0020416, in the Register's Office of Davidson County, Tennessee, dated February 05, 2021 and recorded on February 12, 2021. Grace Dunlap Murray, having since married and is now known as Grace Reed.

Being the same property conveyed to Grace Murray, unmarried, by Warranty Deed from Christopher Dana Wassenaar and Jean Wang Wassenaar, husband and wife, of record in Instrument No. 20201221-0150982, in the Register's Office of Davidson County, Tennessee, dated December 17, 2020 and recorded on December 21, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART – WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page(s) 87.

This is improved property located at 113 39th Avenue North Nashville TN 37209

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 22nd day of July, 2025.

Matthew Reed

Grace Dunlap Murray now known as Grace Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Reed and Grace Dunlap Murray now known as Grace Reed, 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 22nd day of July, 2025

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026