THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751495** Karen Johnson Davidson County Batch# 1306234 DEEDWARR 08/06/2025 08:01:30 AM 3 pgs Fees: $18.00 Taxes: $2,497.50 20250806-0062234	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Morgan Galbraith Taylor Affiant Subscribed and sworn to before me, this 5th day of August, 2025. Notary Public My Commission Expires: 11-9-2028 JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Franklin Walter Taylor, III and Morgan Galbraith Taylor 901A Virginia Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061 10 0 250.00

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, **Justin Michael Kan and Chelsea Kan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Franklin Walter Taylor, III and Morgan Galbraith Taylor , 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. 1 on the Plan of Final Plat, RESUBDIVISION OF LOTS 35 & 36, MAPLEWOOD MANOR SUBDIVISION of record in Plat at Instrument No. 20170801-0078202, 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 Justin Michael Kan and Chelsea Kan, husband and wife, by Warranty Deed from M Squared, LLC, a Tennessee limited liability company, of record in Instrument No. 20181126-0115038, in the Register's Office of Davidson County, Tennessee, dated November 09, 2018, and recorded on November 26, 2018.

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 RESUBDIVISION OF LOTS 35 & 36, MAPLEWOOD MANOR SUBDIVISION, as recorded in Instrument No. 20170801-0078202, re-subdividing the Plat Book 547, Page 102.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Search Package

This is improved property located at 901A Virginia Avenue Nashville TN 37216

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 1 day of August, 2025.

Justin Michael Kan

Chelsea Kan

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Michael Kan and Chelsea Kan, 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 1 day of August, 2025.

Notary Public Michael J. O'Sullivan
My Commission Expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/05/2025.

Affiant Signature

08/05/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/05/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY