THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651435** Karen Johnson Davidson County Batch # 1309529 DEEDWARR 08/13/2025 10:36:13 AM 2 pgs Fees: $13.00 Taxes: $2,941.50 20250813-0064419	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $795,000.00. Affiant Subscribed and sworn to before me, this 11th day of August, 2025. Notary Public My Commission Expires: HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Sarah Michelle Sawyer 953A Cahal Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 13 2H 001.00

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, **Davis Narwold and Elizabeth Brooke Powell, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Sarah Michelle Sawyer, unmarried**, ("Grantees"), their 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 Unit "A" HOMES AT 953 CAHAL AVENUE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 953 CAHAL AVENUE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211015-0138672, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 953 Cahal Avenue, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211015-0138672, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Davis Narwold, unmarried man, and Elizabeth Brooke Powell, unmarried woman, tenants in common with right of survivorship, by Warranty Deed from GardWill LLC, a Tennessee Limited Liability Company, and Northfork TN LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220727-0085631, in the Register's Office of Davidson County, Tennessee, dated July 26, 2022 and recorded on July 27, 2022.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

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 IRVINGTON, as recorded in Plat Book 843, Page 60.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211015-0138672.

This is improved property located at 953A Cahal Avenue Nashville TN 37206

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 8 day of August, 2025.

Davis Narwold

Elizabeth Brooke Powell

STATE OF South Carolina)
COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Davis Narwold and Elizabeth Brooke Powell, 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 8 day of August, 2025.

Barbara G Holmes
Notary Public
My Commission Expires: 03/28/2026

BARBARA G. HOLMES
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/28/2026
SOUTH CAROLINA