THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751676**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2025. Notary Public My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Evan Alexander Tidwell and Sarah Grace Tidwell 810 Lawrence Street Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 044 15 0 141.00

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, **Ellen Mallernee Barnes now known as Ellen Mallernee, single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan Alexander Tidwell and Sarah Grace Tidwell, 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. 275, on the Plan of SECTION A, VILLAGE OF OLD HICKORY, as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ellen Mallernee Barnes, A Single Woman, by Warranty Deed from Jason G. Ruggles, A Married Person and Keltie Knight, A Married Person, of recorded Instrument No. 20230222-0012472, in the Register's Office of Davidson County, Tennessee, dated February 17, 2023 and recorded on February 22, 2023.

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 SECTION A, VILLAGE OF OLD HICKORY, as recorded in Plat Book 1424, Page(s) 68.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1714, Page 569.

This is improved property located at 810 Lawrence Street Old Hickory TN 37138

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.

Karen Johnson Davidson County
Batch# 1316780 DEEDWARR
09/02/2025 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250902-0069671

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 28th day of August, 2025.

Ellen Mallernee Barnes now known as Ellen Mallernee

Ellen Mallernee Barnes now known as Ellen Mallernee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen Mallernee Barnes now known as Ellen Mallernee, 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 28th day of August, 2025.

Notary Public
My Commission Expires: _____

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

Certificate of Authenticity

I, Joshua A. Terry, 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 8/28/25.

Affiant Signature – Joshua A. Terry

8/29/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 8/29/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27