Karen Johnson Davidson County
Batch# 1318124 DEEDWARR
09/04/2025 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $12,025.00
20250904-0070696

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36418	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,250,000.00. Affiant Subscribed and sworn to before me this 3rd day of September, 2025. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clay M. Whitson and Jeannette Whitson 4410 Forsythe Place Nashville, TN 37205	Clay M. Whitson and Jeannette Whitson 4410 Forsythe Place Nashville, TN 37205	Map and Parcel No.: 11607000700

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, William T. Delay and wife, Katherine H. Delay ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Clay M. Whitson and Jeannette Whitson, husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 115 Lynnwood Terrace, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 3rd day of September, 2025.

William T. Delay

Katherine H. Delay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William T. Delay and Katherine H. Delay, 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 3rd day of September, 2025.

Notary Public

My Commission Expires: 3/9/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being a part of the M.M. Gardner tract of land, known as "Lynwood" a plan of which is of record in Plan Book No. 2, Page 116, Chancery Court at Nashville and a part of the tracts marked "J.H. Carpenter and George W. Killebrew" on a plan of the Subdivision of a part of said tract, called Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, described according to a survey made July 20, 1926 by W. B. Southgate, Surveyor, as follows:

Beginning on the Westerly margin of Lynwood Terrace at the Southeast corner of Stanlee Hampton's lot, running thence with the Westerly margin of said Lynwood Terrace, South 7-1/2 degrees East 235 feet to Donna F. Killebrew's Northeast corner; thence with Killebrew's North line, South 82-1/2 degrees West 290 feet; thence North 5-1/2 degrees West 184 feet to said Hampton's Southwest corner; thence Easterly with Hampton's South line, 286 feet more or less, to the beginning.

Being the same property conveyed to William T. Delay and wife, Katherine H. Delay, by Quitclaim Deed from Robert M. Holland, Jr., Trustee, of record in Book 10610, Page 837, in the Register's Office of Davidson County, Tennessee, dated September 16, 1997 and recorded on September 16, 1997.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, Page 45, Register's Office for Davidson County, Tennessee.
3. Easement for Water Pipe Lines, of record in Book 1060, Page 59, Register's Office for Davidson County, Tennessee.
4. Easement for Sanitary Sewer of record in Book 5818, Page 839, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 September 3, 2025 (date of document).

Affiant Signature

9/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029

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