THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952119** Karen Johnson Davidson County Batch# 1337532 DEEDWARR 10/23/2025 03:24:30 PM 3 pgs Fees: $18.00 Taxes: $2,192.25 20251023-0084602	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $592,500.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2025. Notary Public My Commission Expires: 7-6-26 AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JULY 6TH, 2026

WARRANTY DEED

Address New Owner: Sarah E. Maxwell and Nicholas K. Uden 1737 14th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-11-0-350.00

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, **Marianne Wilson Harris and Allen Chadwick Harris, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sarah E. Maxwell, an unmarried woman and Nicholas K. Uden, an unmarried man, Joint Tenants with Right of Survivorship**, ("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 part of Lot No. 287 on the Map of McGavock's Addition, as of record in Book 21, Page 41, Register's Office for said County, and described as follows:

BEGINNING at a fence post in the West margin of 14th Avenue North, 41 1/2 feet North of the corner of Lots 286 and 287; being the northeast corner of the R. E. Shaub property; thence along their North line, South 52 degrees 30 minutes West, 170 feet to the East margin of an alley at a fence post; thence with the margin of said alley, North 37 degrees 30 minutes West, 24.5 feet to a corner of the Kennedy Lot; thence with Kennedy's line, North 52 degrees 30 minutes East, 100.5 feet to an iron pin; thence North 37 degrees 30 minutes West, 17 feet to an iron pin; thence North 52 degrees 30 minutes parallel to the line between Lots 287 and 288, East 69.5 feet to an iron pin in the West margin of 14th Avenue North; thence with the margin of the same, South 37 degrees 30 minutes East, 41 1/2 feet to the point of beginning.

Being part of the same property conveyed to HARRIS PROPERTIES, LLC, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20201109-0130900, dated October 20, 2020, said Register's Office.

Being the same property conveyed to MARIANNE WILSON HARRIS and ALLEN CHADWICK HARRIS, WIFE AND HUSBAND, by quitclaim deed from HARRIS PROPERTIES, LLC , of record in Instrument No. 20231214-0096449, dated December 13, 2023, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 081-11-0-350.00.

Matters shown on the Plan of record in Plat Book 21, page 41, said Register's Office.

Easement Agreement of record in Instrument No. 20230831-0068460, said Register's Office.

Declaration of Restrictions and Covenants contained in instrument of record in Instrument No. 20231024-0083327, said Register's Office.

This is improved property located at 1737 14th Avenue North Nashville TN 37208

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 15th day of October, 2025.

Marianne Wilson Harris by Ryan Dieck, Attorney-in-fact

* Marianne Wilson Harris by Ryan Dieck, her Attorney-in-Fact

Allen Chadwick Harris by Ryan Dieck Attorney-in-fact

* Allen Chadwick Harris by Ryan Dieck, his Attorney-in-Fact

*** POA in Instrument No. 20251020-0083136**

*** POA in Instrument No. 20251020-0083135**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Marianne Wilson Harris and Allen Chadwick Harris and that he is authorized by Marianne Wilson Harris and Allen Chadwick Harris to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of October, 2025.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

My Commission Expires: _____

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 10-15-25 (date of document).

Date: 10-23-25

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 23rd day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026