This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-24851-DJ

Karen Johnson Davidson County
Batch # 1339267 DEEDWARR
10/29/2025 09 32 AM 2 pgs
Fees $13 00 Taxes $2,099 75
20251029-0086009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SR-25-1014A

The actual consideration or value, whichever is greater, for this transfer is $567,500 00

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2025

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/16/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Grace Ann Carlson and Ramiro Nieto Torres 1014A Jackson St Nashville TN 37208	JP MORGAN CHASE BANK 1111 POLARIS PARKWAY COLUMBUS, OH 43240	81-16-593 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christopher Addison Gaw and Chappell Schoell Gaw a/k/a Chappell Laird Gaw, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ramiro Nieto Torres, a single man and Grace Ann Carlson, a single woman as tenants in common with the right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being all of Lot No 2, Final Plat, Resub of Lot 16 & 17 on the Plan of B W Hall's Addition to Nashville, according to survey and plat of same appearing of record in Instrument No 20041012-0122911, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lots

Being the same property conveyed to Christopher Addison Gaw and Chappell Schoell Gaw a/k/a Chappell Laird Gaw, husband and wife by Warranty Deed from William G. Walker, Jr and Allison H Walker, husband and wife, dated April 28, 2016, recorded May 3, 2016, of record in Instrument No 20160503-0043102, Register's Office for Davidson County, Tennessee

This is improved property located at **1014A Jackson Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2026 and thereafter, a lien not yet due and payable The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all

persons whomsoever. Whenever used, the singular number 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 27th day of October, 2025

GRANTOR:

Chappell Schoell Gaw a/k/a Chappell Laird Gaw

Christopher Addison Gaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chappell Schoell Gaw aka Chappel Laird Gaw and Christopher Addison Gaw, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 27th day of October, 2025

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26