THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952312**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2025. Notary Public My Commission Expires: 7/6/26

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch # 1342561 DEEDWARR
11/06/2025 01:57:27 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20251106-0088615

WARRANTY DEED

Address New Owner: Nicole Smith and Kiel Telesford 1013 Noelton Avenue Nashville TN 37204	Send Tax Bills To: Renasant Bank P.O. Box 4140 Tupelo, MS 38803	Tax Information: Tax Parcel ID No. 118-09-0-039.00

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, **Clinton Cady and Page Cady, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nicole Smith and Kiel Telesford, joint tenants with right of survivorship** ("Grantees"), their 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 the easterly 68 feet of Lot 6 and the westerly 32 feet of Lot 7 on the plan of Leonte Subdivision of Lots 17, 18, 19, 24, 25, and 26, in Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, dated March, 1938 as follows:

Beginning on the southerly margin of the 5th Street at a point 645 feet East of Granny White Road; thence with said road easterly 100 feet; thence southwardly and parallel with the line between Lots 6 & 7, 200 feet to the northerly line of Lot 22; thence with the northerly line of Lots 22 & 23, westwardly 100 feet; thence northwardly 200 feet to the point of beginning.

Being the same property conveyed to CLINTON CADY AND PAGE CADY, HUSBAND AND WIFE, TENANCY BY THE ENTIRETY, by deed from MATTHEW T. PETRIE AND WIFE, CAROLYN S. PETRIE, of record in Instrument No. 20160804-0080741, dated July 18, 2016, corrected by Affidavit of record in Instrument No. 20160921-0099453, 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. 118-09-0-039.00.

This is improved property located at 1013 Noelton Avenue Nashville TN 37204

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 31st day of October, 2025.

Clinton Cady

Page Cady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clinton Cady and Page Cady, 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 31st day of October, 2025.

Notary Public

My Commission Expires:

