THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052577**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $725,000.00 Affiant Subscribed and sworn to before me, this 25th day of November, 2025 Notary Public My Commission Expires _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-07-2026

Karen Johnson
Batch # 1351429
11/26/2025 10 44 35 AM
Fees $13 00 Taxes $2,682 50

Davidson County
DEEDWARR
2 pgs

20251126-0094445

WARRANTY DEED

Address New Owner: Brittney Forrister 4400 Belmont Park Terrace Apt 138 Nashville TN 37215	Send Tax Bills To· New Owner	Tax Information Tax Parcel ID No 131 03 0B 138 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, **Martha M. Evashevski and James A. Evashevski, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Brittney Forrister, an unmarried woman**, ("Grantees"), their 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 Building Site No 138 on the Plan of SECTION TWO, ARDEN PLACE, of record in Plat Book 4675, Page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Martha M. Evashevski and James A. Evashevski, wife and husband, by Quitclaim Deed from Martha M. Evashevski, Trustee under Declaration of Trust by Martha M. Evashevski dated March 9, 1995, of record in Instrument No 20250818-0065545, in the Register's Office of Davidson County, Tennessee, dated August 18, 2025 and recorded on August 18, 2025

Being the same property conveyed to Martha M. Evashevski, Trustee under Declaration of Trust by Martha M. Evashevski dated March 9, 1995, by Quitclaim Deed from James A Evashevski and Martha M. Evashevski, husband and wife, of record in Instrument No. 20231103-0086116, in the Register's Office of Davidson County, Tennessee, dated October 11, 2023 and recorded on November 03, 2023.

Being the same property conveyed to James A. Evashevski and Martha M Evashevski, husband and wife, by Warranty Deed from Charles C. McAlexander and wife, Betty M. McAlexander, of record in Instrument No 20090731-0071731, in the Register's Office of Davidson County, Tennessee, dated July 30, 2009 and recorded on July 31, 2009

Taxes for the year 2026 and thereafter, not yet due and payable.

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 TWO, ARDEN PLACE, as recorded in Plat Book 4675, Page(s) 119

Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455, as supplemented in Book 4819, Page 564 and as amended in Instrument Nos. 20070816-0098235, 20140801-0069316, 20171017-0106296 and 20211229-0171164.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4628, Page 473.

Declaration of Boundary Line recorded in Book 8813, Page 398.

Charter for Arden Place Home Owners Association, Inc., recorded as Book 4749, Page 634.

Common Open Space Deed recorded as Book 4820, Page 77.

This is improved property located at 4400 Belmont Park Terrace Apt 138 Nashville TN 37215

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 25th day of November, 2025

Martha M. Evashevski

James A. Evashevski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martha M. Evashevski and James A Evashevski, 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 25th day of November, 2025.

Notary Public

My Commission Expires: _____

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