THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5384
Parcel ID: 091-11-0P-002-00

Property Address:
811 48th Avenue North, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1360170 DEEDWARR
12/19/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20251219-0100943

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
JP Morgan Chase
700 Kansas Lane
Monroe, LA 71203

Address of New Owner:
Mitchell Clark + Melanie Selleck
811 48th Ave N
Nashville TN 37209

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **ANDREW WILLIAMSON and ALEXANDRA N. WILLIAMSON, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MITCHELL CLARK GLASSON, and MELANIE SELLECK, Joint Tenants with Right of Survivorship,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of 4801 Illinois Avenue Homes as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160824-0088671, corrected by Scrivener's Affidavit of record in Instrument No. 20170531-0054158, amended in Instrument No. 20161209-01296436, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ANDREW WILLIAMSON and ALEXANDRA N. WILLIAMSON, husband and wife by Deed dated January 31, 2022 from JONATHAN A. DIAZ and ELIZABETH G. DIAZ, husband and wife, recorded February 1, 2022, in Instrument Number 20220201-0011473, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 811 48th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20160824-0088671, Register's Office for Davidson County, Tennessee.

3. All matters on the Plan of record in Plat Book 57, page 74, and Plat Book 57, page 75, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number

20160824-0088671, corrected in Instrument Number 20170531-0054158 and amended in Instrument Number 20161209-0129436, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 15 day of December, 2025.

ANDREW WILLIAMSON

12/15/25

ALEXANDRA N. WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ANDREW WILLIAMSON and ALEXANDRA N. WILLIAMSON, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 15 day of December, 2025.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $895,000.00.

Affiant

SWORN TO and subscribed before me on this 15 day of December, 2025.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-1-27

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 12-15-25 (date of document).

Affiant Signature

12-15-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

