THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152872

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,125,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of December, 2025.

Notary Public
My Commission Expires: _____

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

Karen Johnson
Batch # 1362965
12/30/2025 12:23:15 PM
Fees: $13.00 Taxes: $7,862.50

Davidson County
DEEDWARR
2 pgs

20251230-0103626

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Thies and Allison Thies 1916 Holly Street Nashville TN 37206	New Owner	Tax Parcel ID No. 083-14-0-084.00

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, **David Marks, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Thies and Allison Thies, husband and wife**, ("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 Lot No. 98, on the Plan of Priest Home Place of record in Plat Book 161, Page 102, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DAVID MARKS, by deed from JAMES EUGENE LOOPER JR. AND WIFE, ANASTASIA BLAIR LOOPER, of record in Instrument No. 20190823-0085195, dated August 23, 2019, said Register's Office.

Morgan Ivey joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 083-14-0-084.00.

Matters shown on the Plan of record in Plat Book 161, page 102, said Register's Office.

Grant of Overhang Easement of record in Instrument No. 20110727-0057468, said Register's Office.

This is improved property located at 1916 Holly Street Nashville TN 37206

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 29th day of December, 2025.

David Marks

Morgan Ivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Marks and Morgan Ivey, 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 29th day of December, 2025.

Notary Public

My Commission Expires: 5/8/2028

