Karen Johnson Davidson County
Batch# 1364883 DEEDWARR
01/05/2026 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,015.76
20260105-0000011

WARRANTY DEED

(SEAL)

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/09/27

File #25-TL-0841-ON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Ray	**New Owner**	
(NAME)	(NAME)	
841 Highland Crest Dr		**129 15 0 113.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LOUISE KATZ, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STEPHEN RAY, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of WEST MEADE HIGHLANDS, SECTION 2, of record in Plat Book 3700, Pages 124 and 125, Register's Office for said County.

Beginning at a point in the Southeasterly margin of Highland Crest Drive, common corner of Lots 76 and 77; thence with the line between said Lots, Southwestwardly 150.5 feet to a point in the Easterly margin of Alta Vista Drive; thence with said margin of said Drive, Northwestwardly 137.50 foot to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve; Northeastwardly 38.0 feet to a concrete monument in the Southerly margin of Highland Crest Drive; thence with said margin of said Drive, Eastwardly 122.37 feet to the Point of Beginning.

Being the same property conveyed to Rose Nelson and Louise Katz, as joint tenants with rights of survivorship, by Quitclaim Deed from Rose Nelson, a single woman, of record in Instrument No. 20180905-0087679, in the Register's Office of Davidson County, Tennessee, dated August 29, 2018 and recorded on September 05, 2018. The said Rose Nelson died on June 21, 2025, leaving Louise Katz as surviving tenant with right of survivorship.

Being the same property conveyed to Rose Nelson, by Warranty Deed from Robert E. Hardy, Jr., of record in Instrument No. 20000901-0086892, in the Register's Office of Davidson County, Tennessee, dated August 15, 2000 and recorded on September 01, 2000.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE HIGHLANDS, SECTION 2, as recorded in Plat Book 3700, Page(s) 124 and 125.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4132, Page 146.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **841 Highland Crest Dr, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29th day of December, 2025.

Louise Katz

Louise Katz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2025, before me personally appeared Louise Katz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 December 29, 2025.

Affiant Signature

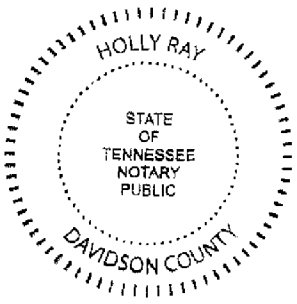
December 31, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of December, 2025.



Notary's Signature

My Commission Expires: 03/09/27