Karen Johnson Davidson County
Batch# 1366331 DEEDWARR
01/06/2026 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20260106-0001155

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38975	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 5th day of January, 2026. Notary Public My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel Christman and Katherine Christman 5919 Post Road Nashville, TN 37205	New Owner	Map and Parcel No.: 11609007800

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, Patricia S. Mynatt, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Samuel Christman and Katherine Christman, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5919 Post Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 399 on the Plan of Hillwood Estates, section 15, of record in Book 2900, page 117, Register's Office for said County.

Said Lot No. 399 fronts 175 feet on the southeasterly margin of Post Road and extends back 240.25 feet on the northeasterly line and 238.73 feet on the southwesterly line to a dead line in the rear, measuring 175 feet thereon.

Being the same property conveyed to Patricia S. Mynatt by deed dated February 15, 1991 from Lawrence W. Kown of record in Book 8295, Page 376, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 18, 2009 of record in Instrument No. 20090226-0016918, Register's Office for Davidson County, Tennessee, Patricia S. Mynatt, married, conveyed subject property to John T. Mynatt and wife, Patricia S. Mynatt. John T. Mynatt having since died on December 7, 2023 leaving Patricia S. Mynatt as surviving tenant by the entirety.

This conveyance is made subject to the matters set forth below:

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. 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.
3. State and County taxes for the year 2026, a lien, but not yet due and payable. Map and Parcel No. 11609007800.
4. All matters appearing on the Plan of record as Book 2900, Page 117, Register's Office for Davidson County, Tennessee.

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 the 5th day of January, 2026.

GRANTOR:

Patricia S. Mynatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia S. Mynatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 1/5/26.

Affiant Signature

1/5/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of January, 2026

Notary's Signature (Notary Seal)

My Commission Expires: 3.6.29

