Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 251152794

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Mason Colley
Affiant

Subscribed and sworn to before me, this 6th day of January, 2026.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch # 1366868 DEEDWARR
01/07/2026 12:11:09 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20260107-0001412

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mason Colley and Brandon Rollison 214 Garrett Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147-02-0-090.00

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, **Thomas Harwell Ozburn, Jr. and Catelyn Ezell Ozburn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mason Colley, an unmarried woman, and Brandon Rollison, an unmarried man, as joint tenants with right of survivorship,** ("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(s) 161, as shown on the map entitled Caldwell Hall Section One (Revised), of record in Plat Book 2900, pages 57-59, and surveyor's certificate of correction of record in Book 3030, pages 53 and 54 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS HARWELL OZBURN JR. AND CATELYN MARIE EZELL, HUSBAND AND WIFE, by deed from DREW P. GAW AND KAYCE T. GAW, HUSBAND AND WIFE, of record in Instrument No. 20230329-0022809, dated March 24, 2023, said Register's Office.

Catelyn Marie Ezell is now known as Catelyn Ezell Ozburn.

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. 147-02-0-090.00.

Matters shown on the Plan of record in Plat Book 2900, pages 57-59 and surveyor's certificate of correction of record in Book 3030, pages 53 and 54, said Register's Office.

This is improved property located at 214 Garrett Drive Nashville TN 37211

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 6th day of January, 2026.

Thomas Harwell Ozburn, Jr.

Catelyn Ezell Ozburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Harwell Ozburn, Jr. and Catelyn Ezell Ozburn, 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 6th day of January, 2026.

Notary Public

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

My Commission Expires: _____