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

WARRANTY DEED

Karen Johnson
Batch # 1367569
01/08/2026 11:27:22 AM
Fees: $18.00 Taxes: $2,035.00

Davidson County
DEEDWARR
3 pgs

20260108-0001758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110, Nashville, TN 37201

File No.: 37424

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Harrison Gray Kilgore	Harrison Gray Kilgore	082-08-0C-005.00-CO
(NAME)	(NAME)	
862 Seymour Avenue	862 Seymour Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SP LAND DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARRISON GRAY KILGORE, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of McFerrin Townhomes, a Townhome Planned Unit Development (a Horizontal Property Regime with Private Elements), of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for McFerrin Townhomes, a Townhome Planned Unit Development (a Horizontal Property Regime with Private Elements), at Instrument No. 20181231-0126235, being amended by First Amendment at Instrument No. 20251010-0081166, 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 a portion of the same property conveyed to SP Land Development LLC by Warranty Deed from Ebert Investments, LLC, An Alabama Limited Liability Company of record in Instrument No. 20181030-0107306 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 30, 2018.

This is improved ☑ property, known as 862 Seymour Avenue, Nashville, TN 37206

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 843, Page 25, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20181231-0126235, as amended by First Amendment of record in Instrument No. 20251010-0081166, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

4. By-Laws of McFerrin Townhomes Owners Association, Inc. of record in Instrument Number 20181231-0126235, in the Register's Office for Davidson County, Tennessee. Bylaws begin on page 36 of said Instrument No. 20181231-0126235, said Register's Office.

5. Charter of McFerrin Townhomes Owners Association of record in Instrument Number 20181231-0126234, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication for Public Right-of-Way Favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20190319-0024801, in the Register's Office for Davidson County, Tennessee.

7. Private Shared Sewer Line Letter of Responsibility of record in Instrument Number 20190503-0041320, in the Register's Office for Davidson County, Tennessee.

8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 7th day of January, 2026.

SP Land Development LLC, a Tennessee Limited Liability Company

BY: _____
Quincy L. Salam, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Quincy L. Salam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Authorized Representative of SP Land Development LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Authorized Representative.

Witness my hand, at office, on January 7, 2026.

_____
Notary Public
My Commission Expires: 9/28/2026

