Karen Johnson Davidson County
Batch# 1367677 DEEDWARR
01/08/2026 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260108-0001880

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251253024**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 7th day of January, 2026. Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Steven Mena Dallas and Mary Caroline Nally 162 37th Ave North Nashville TN 37209	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 104-01-0-144.00

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, **Carl Evertson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Mena Dallas and Mary Caroline Nally, 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 the southerly 25 feet of Lot 26 and all of Lot No. 25 on the Plan of Westdale Subdivision, of record in Book 547, page 50, Register's Office for said County.

Being the same property in which interests were conveyed to Grantor herein, Carolyn M. Evertson, and her husband, Dale W. Evertson, and to Grantee herein, by deed of record in Book 10763, page 714, Register's Office for Davidson County, Tennessee. Dale W. Evertson having died on March 30, 2004, his interest passed to Grantor herein by operation of law.

Being the same property conveyed to Carl Evertson by QUITCLAIM deed from Carolyn M. Evertson of record in Instrument No. 20130726-0077405 Register's Office for Davidson County, Tennessee, dated 7/23/2013 and recorded on 7/26/2013.

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.

Taxes for the year 2026, a lien not yet due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 50, Register's Office for Davidson County, Tennessee.

This is improved property located at 158 37th Ave North, Nashville TN 37209

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 7th day of January, 2026.

Carl Evertson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carl Evertson, 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 7th day of January, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

Tennessee Certification of Electronic Document

I, Stark T. Morris, 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 January 7. 2026

Affiant Signature

8th day of January, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

