Karen Johnson Davidson County
Batch# 1370743 DEEDWARR
01/16/2026 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260116-0003910

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14 day of January, 2026.

(Affix Seal) Notary Public

My Commission Expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

2025-12-3647

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Taylor Maxine Mantey **205 Manchester Avenue** **Nashville, TN 37206**	NEW OWNER	Map/Parcel 083-06-0-122.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott Kaiser, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Taylor Maxine Mantey, unmarried**, hereinafter called the GRANTEE, her heirs 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 Number 42 on the plan of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 205 Manchester Avenue Trust by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 9405, Page 490, Register's Office for Davidson County, Tennessee, dated July 08, 1994 and recorded on July 12, 1994.

Being the same property conveyed to James Roberts by Trustee's Deed from Christopher L. Palmer, as Successor Trustee of record in Instrument No. 20041208-0146513 Register's Office for Davidson County, Tennessee, dated December 01, 2004 and recorded on December 08, 2004.

Being the same property conveyed to May Adair Kaiser by Quitclaim Deed from James Roberts of record in Instrument No. 20041208-0146526 Register's Office for Davidson County, Tennessee, dated December 08, 2004 and recorded on December 08, 2004.

The said May Adair Kaiser, deceased, which Estate administered in the Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P-1467.

Being the same property conveyed to Scott Kaiser by Executor's Quit Claim Deed from Scott Kaiser is the duly appointed Personal Representative of the Estate of May Adair Kaiser, deceased of record in Instrument No. 20221115-0121817, Register's Office for Davidson County, Tennessee, dated September 28, 2022 and recorded on November 15, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 205 Manchester Avenue, Nashville, TN 37206.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 13 day January, 2026.

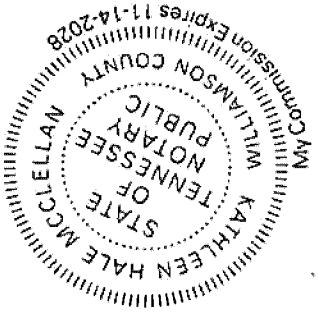
Scott Kaiser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13 day of January, 2026, before me personally appeared Scott Kaiser, 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 13 day of January, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 1/13/26 (date of document).

Emilee Barrett
Affiant Signature

1/15/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of January 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD