/ CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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

**CRT File No. 251253032**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2026.

Notary Public
My Commission Expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1371049 DEEDWARR
01/20/2026 10:10:25 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20260120-0004293

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jonathan Dalman and Ruth Berends Dalman<br>225 54th Avenue North<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>103-03-0-280.00 |

**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, **Russell Patrick Davis, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Dalman and Ruth Berends Dalman, husband and wife**, ("Grantees"), its 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) 1, as shown on the map entitled Hood Subdivision, of record in Instrument No. 20001027-0106417, 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 RUSSELL PATRICK DAVIS and wife, VIRGINIA HUNT DAVIS, by deed from BRENT EDWARD SMITH JOINED BY HIS WIFE, AMANDA M. SMITH, of record in Instrument No. 20061010-0125912, dated August 22, 2006, said Register's Office.

VIRGINIA HUNT DAVIS conveyed to RUSSELL PATRICK DAVIS by quitclaim deed of record in Instrument No. 20141218-0115818, dated December 17, 2014, said Register's Office.

Lauren Jenkins Davis joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 103-03-0-280.00.

Restrictive Covenants contained in instrument of record as Instrument No. 20001113-0112623, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 8646, page 716, said Register's Office.

Easement for the flow of the waters of Richland Creek and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the water of Richland Creek, free from diminution or pollution.

Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Richland Creek.

This is improved property located at 225 54th Avenue 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 16th day of January, 2026.

Russell Patrick Davis

Lauren Jenkins Davis

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell Patrick Davis and Lauren Jenkins Davis, 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 12th day of January, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____