WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371833 DEEDWARR
01/22/2026 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,871.20
20260122-0005414

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $776,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF January, 2026

Notary Public

MY COMMISSION EXPIRES: 3-6-29

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Poston Studio, GP	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) P.O. Box 128466	(NAME)	10402029700
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Paige S. Simmons** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Poston Studio, GP,** HEREINAFTER CALLED THE GRANTEE, ITS Successsors AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, described as follows:

Being Lot No. 44, as shown on the plan "Boyd's Cockrill Spring Tract" of record in Book 57, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charles P. Vaughn, Jr. by Warranty Deed from Tennessee Art League Incorporated, a Tennessee non-profit corporation of record in Instrument No. 20050823-0100432 Register's Office for Davidson County, Tennessee, dated August 22, 2005 and recorded on August 23, 2005.

Being the same property conveyed to Paige S. Simmons by Special Warranty Deed from Charles P. Vaughn, Jr. of record in Instrument No. 20130828-0090649 Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on August 28, 2013. Grantor warrants that this is not her primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3011 Poston Ave Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs 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 my hand this 20th day of January, 2026.

Paige S. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Paige S. Simmons a**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of January, 2026.

Notary Public

My Commission Expires: 3.6.29



Certificate of Authenticity

I, Holly A Mason, 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 1/20/26.

Affiant Signature

1/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of January, 2026.

Notary's Signature

(Notary Seal)

My Commission Expires: 3.6.29