WARRANTY DEED

Karen Johnson Davidson County
Batch# 1374780 DEEDWARR
02/02/2026 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260202-0007077

G-BR-26-1007A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Newton and Carol Newton	New Owner	
(NAME)	(NAME)	083-01-0-390.00
1007A N 14th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANN CHADWICK MAYO, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE SIGNATURE HOMES LLC**, hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 1 on the Plan of Final Plat of Resubdivision of the Northerly Part of Lot 2 of Block A on the Map of Weakley Place, Eastland of record in Plat Book 161, Page 131 and Amended in Plat Instrument No. 20040521-0059818, 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 the same property conveyed to David W. Manning and wife, Ann C. Manning by Warranty Deed from Hal E. Wilson of record in Instrument No. 20071004-0118392 Register's Office for Davidson County, Tennessee, dated October 01, 2007 and recorded on October 04, 2007.

Being the same property conveyed to Ann C. Manning by Quitclaim Deed from David W. Manning of record in Instrument No. 20160721-0074963 Register's Office for Davidson County, Tennessee, dated July 11, 2016 and recorded on July 21, 2016.

Being the same property conveyed to Ann Chadwick Mayo, a married woman by Quitclaim Deed from Ann C. Manning N/K/A Ann Chadwick Mayo, a married woman, joined by spouse Matthew Fort Mayo of record in Instrument No. 20210922-0127351 Register's Office for Davidson County, Tennessee, dated June 02, 2021 and recorded on September 22, 2021.

The above referenced property was investment property and has never been the principal marital residence for the grantor.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 131 and Instrument No. 20040521-0059818, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1007A N 14th Street, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF JANUARY, 2026.

Ann Chadwick Mayo

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN CHADWICK MAYO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of January, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 1-26-26.

Affiant Signature

1-26-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26 day of January, 2026.

Notary Signature

My Commission Expires: 5-9-26

