THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153094** Karen Johnson Davidson County Batch # 1374804 DEEDWARR 02/02/2026 03:37:48 PM 2 pgs Fees: $13.00 Taxes: $7,977.20 20260202-0007114	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,156,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2026. Notary Public My Commission Expires:

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julia Vincenzina Gleason and Mark Andrew Gleason 208 Belclaire Place Nashville TN 37205	New Owner	Tax Parcel ID No. 104 14 0G 117.00

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, **Matthew H. Fones, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia Vincenzina Gleason and Mark Andrew Gleason, wife and husband**, ("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 No. 6 as shown on the Final Plat of WHITWORTH PHASE 2, as of record in Plat Book 7900, Page 470, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Matthew H. Fones, a single person, by Warranty Deed from W. Scott Nickels and wife, Kelly Nickels, of record in Instrument No. 20031009-0149635, in the Register's Office of Davidson County, Tennessee, dated October 03, 2003, and recorded on October 09, 2003.

Anne-Taylor Fones 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITWORTH PHASE 2, as recorded in Plat Book 7900, Page(s) 470.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY PLAT FOR WHITWORTH, as recorded in Plat Book 6900, Pages 838-841.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED WHITWORTH, PHASE 1, as recorded in Plat Book 7900, Page 140.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305, as amended in Book 8282, Page 45; Book 8830, Page 249; Book 9144, Page 153; Book 9778, Page 27; Instrument No. 20020812-0097386; Instrument No. 20100615-0046543 (also see Scrivener's Affidavit recorded in Instrument No. 20160919-0098409) and Instrument No. 20170720-0073719 and Designation and Agreement recorded in Book 8830, Page 270.

Charter for The Whitworth Homeowners Association recorded as Book 8090, Page 691 and Amendment recorded in Book 8283, Page 523.

Common Open Space Deed recorded as Book 9778, Page 32.

Note: The Company finds no public dedication in the Public Records of DAVIDSON County, Tennessee, of the streets and roads in WHITWORTH PHASE 2, nor any proof that they are publicly maintained.

This is improved property located at 208 Belclaire Place Nashville TN 37205

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 30th day of January, 2026.

Matthew H. Fones

Anne-Taylor Fones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew H. Fones and Anne Taylo Fones, 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 30th day of January, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028