Prepared by:
Record and Return To:
Bowman and Rosenthal Title, Inc
[illegible] Dalton Mills Blvd, Suite 190
[illegible] 37215

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

MJ-C-26-710A

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) |
|---|---|---|
| **47th Avenue House Trust, dated January 20, 2026** | **NEW OWNER** | |
| (NAME) | (NAME) | **091-12-0-075.00** |
| **2313 Golf Club Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (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, **SCOTT SUNG AND KATHRYN ELIZABETH MIEDANER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **47TH AVENUE HOUSE TRUST, DATED JANUARY 20, 2026,** 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. 45, in Block 100 on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, Page (s) 74 and 75, 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 Scott Sung, unmarried , and Kathryn Elizabeth Miedaner, unmarried, joint tenants with right of survivorship by Warranty Deed from John Michael Helton and Brent Morris, tenants in common of record in Instrument No. 20220413-0043106 Register's Office for Davidson County, Tennessee, dated April 08, 2022 and recorded on April 13, 2022.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page(s) 74 and 75, inclusive, Register's Office for Davidson County, Tennessee.
- Easements reserved in the Amendment No. 2 to Metro Ordinance No. 089-835 of record in Book 7922, Page 832, in the 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: **710 A 47th Ave. N, Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch # 1375755 DEEDWARR
02/04/2026 01:11:03 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20260204-0007830

Witness my/our hand(s) this the 26th DAY OF JANUARY, 2026.

Scott Sung

Scott Sung

Kathryn Elizabeth Miedaner

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-visual communication, the undersigned, a Notary Public in and for said County and State, SCOTT SUNG, 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 26 th of January, 2026.

William T. Grones

Notary Public
My Commission Expires: _____
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-visual communication, the undersigned, a Notary Public in and for said County and State, KATHRYN ELIZABETH MIEDANER, 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 26 th of January, 2026.

William T. Grones

Notary Public
My Commission Expires: _____
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

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

## Certificate of Authenticity

I, Ashley Schad, 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.

Date

Affiant Signature

1/26/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2026.

Notary's Signature

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)