Karen Johnson Davidson County
Batch# 1378385 DEEDWARR
02/09/2026 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,511.30
20260209-0009598

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $949,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AP-26-1012	

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Breeanna Beckham	**New Owner**	
(NAME) 410A North 17th Street	(NAME)	083-10-0-457.00
(ADDRESS) Nashville, TN 37206	(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, I/we, **David Patchett Culbertson Jr and Jennifer Elise Smith, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Breeanna Beckham, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 2 on the Plan of Map of Resubdivision (Partition) of the South 10 feet of Lot 184 and all of Lots 185, 186 and 187, Map of McEwen Place (of record in Book 332, Page 133, RODC, Tn,),as of record in Plat at Instrument No. 20110725-0056775, in the Register's Office of 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 Patchett Culbertson, Jr. and Jennifer Elise Smith, husband and wife by Warranty Deed from Paul J. Schiminger and Alys R. Schiminger, husband and wife of record in Instrument No. 20200513-0049704 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on May 13, 2020.

This is property more commonly known as 410A North 17th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 4th day of February, 2026.

David Patchett Culbertson, Jr

Jennifer Elise Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2026, before me personally appeared David Patchett Culbertson, Jr and Jennifer Elise Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of February, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Alli Pinkston, 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 **February 4, 2026**.

Date

Alli P

Affiant Signature

2/4/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County