Karen Johnson Davidson County
Batch# 1378492 DEEDWARR
02/10/2026 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260210-0009793

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Tiffany Killeen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Chelsea M. Robson	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 8 Cannon St	(NAME)	09316002900
(ADDRESS) Nashville TN 37210	(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, **Living Development Concepts, Inc.** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea M. Robson, A Single Woman** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:
Land in Davidson County, Tennessee, being the Westerly part of Lots Nos. 197, 198, and 199 on the Plan of Maury and Claiborne's Addition to Nashville of record in Book 21, pages 84 and 85, said Register's Office, described as follows:

BEGINNING on the Northerly margin of Cannon Street 132 feet Westerly from the Westerly margin of Claiborne Street; thence with the Northerly margin of Cannon Street Westwardly 33 feet to the Easterly margin of a 20 foot alley; thence with the Easterly margin of said alley Northwardly 105 feet to the corner of Lots Nos. 196 and 197; thence with the line between Lots Nos. 196 and 197 Eastwardly 33 feet; thence parallel with said alley Southwardly 105 feet to the Point of Beginning.

Being the same property conveyed to Living Development Concepts, Inc., by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20230913- 0071962, in the Register's Office for Davidson County, Tennessee, dated August 24, 2023 and recorded on September 13, 2023.

Henry Miller is aka Henry O. Miller

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at Davidson County Register of Deed's Office 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 8 Cannon St. Nashville, TN 37210
(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 29th day of January, 2026.

Henry Miller, Executive Director

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Henry Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Excutive Director of Living Development Concepts, Inc., the within named bargainor, a Tennessee Corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Executive Director.

WITNESS my hand and official seal at office this 29th day of January, 2026.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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 2/2/26.

Affiant Signature

2/2/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

My Commission Expires: 3.6.29

202602100009793