Karen Johnson Davidson County
Batch# 1380668 DEEDWARR
02/13/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20260213-0011648

Please Return to: WARRANTY DEED Magnolia Title & Escrow 1104 Fatherland Street Nashville, TN 37206 File No. BC-26-312	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00 AS Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Hudson and Madison Hudson	**New Owner**	
(NAME) 801 21st Ave	(NAME) **801 21st Ave**	092-07-0-146.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) **Nashville, TN 37208**	
(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, **JASON ZINSER AND LAUREN MULLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR HUDSON AND MADISON HUDSON, HUSBAND AND WIFE**, 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. 1 on the Plan of J.B. Davis Subdivision of record in Plat Book 57, Page 96, and in Book 161, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description but specifically excluded there from is that portion of said property lying 50 feet Easterly from the centerline of the railroad as set forth in the deed from the Tennessee Central Railway Company to the Illinois Central Railroad Company of record in Book 4319, Page 138, said Register's Office.

Said property being more particularly described as follows:

Said part of said Lot No. 1 fronts 33-1/4 feet on the Westerly side of Tweed Street, now 21st Avenue North, and runs back between parallel lines 124 feet, more or less; to the line of the right of way of the Tennessee Central Railroad.

Being the same property conveyed to Jason G. Zinser, an Unmarried Man by Warranty Deed from Grant Ventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181010-0100623 Register's Office for Davidson County, Tennessee, dated October 09, 2018 and recorded on October 10, 2018.

This is property more commonly known as 801 21st Ave, Nashville, TN 37208

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 our hand this 11th day of February, 2026.

Jason Zinser

Lauren Muller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2026, before me personally appeared Jason Zinser and Lauren Muller, 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 11th day of February, 2026.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Pam Autry, 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 2/11/26.

Date

Affiant Signature

2/11/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of February, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)