Karen Johnson Davidson County
Batch# 1380705 DEEDWARR
02/13/2026 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260213-0011700

WARRANTY DEED

B-KW-25-615

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery (as)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028
(AFFIX SEAL)

ADDALITA STEPHENS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

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
Phoebe Spears and Lydia Spears	New owners	
(NAME)	(NAME)	**142 15 0 036.00**
615 Harpeth Bend Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **LILLIAN PRINCE AND RICHARD KLIN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHOEBE ANN SPEARS, A SINGLE WOMAN, AND LYDIA ANN SPEARS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 116, on the Plan of SECTION I, HARPETH VALLEY PARK, of record in Book 3600, Pages 93 & 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lillian Prince and Richard Klin, wife and husband, by Warranty Deed from Brandon Adams, Trustee of The 615 Harpeth Bend Dr Trust, of record in Instrument No. 20221122-0123674, in the Register's Office for Davidson County, Tennessee, dated November 15, 2022 and recorded on November 22, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I HARPETH VALLEY PARK, as recorded in Plat Book 3600, Page(s) 93 & 94.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3857, Page 858.
- Covenants, Conditions and Restrictions as set forth in Owner's Certificate and Restrictive Covenants recorded in Book 3866, Page 656.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **615 Harpeth Bend Dr, Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 4th DAY OF FEBRUARY, 2026.

Lillian Prince

Richard Klin

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILLIAN PRINCE, 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 4th of February, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD KLIN, 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 4th of February, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, Joshua A. Terry, 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 2/4/2026.

Affiant Signature – Joshua A. Terry

2/12/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/12/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON