Karen Johnson Davidson County
Batch # 1381618 DEEDWARR
02/17/2026 09:49:18 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20260217-0012159

WARRANTY DEED

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 11/20/29

(AFFIX SEAL)

Return To: #17927 **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Defour Jessica Mulaosmanovic	DAVID DEFOUR	062020b00600co
(NAME)	(NAME)	
17 Derbyshire Dr.	17 DERBYSHIRE DR.	
(ADDRESS)	(ADDRESS)	
Carlisle, ~~TN~~PA 17015	CARLISLE, PA 17015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Martin Speakman as Trustee of the Robert Martin Speakman Revocable Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Defour and Jessica Mulaosmanovic, as joint tenants in common with right of survivorship,** hereinafter called the GRANTEES, 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. 6 on the Plan of Abbington Park, Phase One, Section One, of record in Instrument No. 20030328-0041019, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Martin Speakman as Trustee of The Robert Martin Speakman Revocable Trust, by deed of record in Instrument No. 20231113-0088072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4401 Frost Street, Nashville, TN 37214
(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/our hands this 13th day of February, 2026.

Robert Martin Speakman as Trustee of the Robert Martin Speakman
Revocable Trust

By: Robert Martin Speakman
Robert Martin Speakman, Trustee

State of Tennessee
County of Davidson

Personally appeared before me Robert Martin Speakman as Trustee of the Robert Martin Speakman Revocable Trust, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2026.

Notary Public
My Commission Expires:

File No.: 17927

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
11/20/29