WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1382479 DEEDWARR
02/18/2026 10:32:09 AM 2 pgs
Fees: $13.00 Taxes: $4,278.68
20260218-0012812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,156,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4037 Albert Drive Trust, dated February 11, 2026	NEW OWNER	
(NAME)	(NAME)	132 01 0 046.00
3811 Bedford Avenue, Suite 201		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **NANCY LOCKE GOOCH STEWART, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4037 ALBERT DRIVE TRUST, DATED FEBRUARY 11, 2026,** 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. 159 on the Plan of ROLLING MEADOWS Subdivision, as of record in Plat Book 1424, Pages 98 and 99, Register's Office for said County.

Said Lot No. 159 fronts 92.1 feet on the Westerly margin of Albert Drive and runs back between lines, 248 feet on the Northerly line and 249 feet on the Southerly line, to a dead line in the rear, measuring 114 feet thereon.

Being the same property conveyed to Nelson C. Andrews, by Warranty Deed from Joseph Wesley Gibbs and wife, Patricia Gayle Gibbs, of record in Book 6241, Page 170, in the Register's Office of Davidson County, Tennessee, dated March 02, 1984, and recorded on March 02, 1984.

Being the same property conveyed to Nancy Locke Gooch Stewart, by Quitclaim Deed from Nelson C. Andrews, of record in Book 6774, Page 859, in the Register's Office of Davidson County, Tennessee, dated January 31, 1986, and recorded on January 31, 1986.

Property was never a marital residence for the Grantor.

MO2026-135

This conveyance is subject to all easements, restrictive covenants and conditions, 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 4037 Albert Drive, Nashville, TN 37204
(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 17th day of February, 2026

Nancy Locke Gooch Stewart
NANCY LOCKE GOOCH STEWART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Locke Gooch Stewart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of February, 2026.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/29

Notary Public

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