Warranty Deed

Karen Johnson Davidson County
Batch# 1383857 DEEDWARR
02/20/2026 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20260220-0013847

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wil

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2026.

Notary Public

My commission expires: 2/7/29

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew D. Sitton	The Huntington National Bank	091-07-4S-001.00
4808A Kentucky Avenue	PO Box 3356	
Nashville, TN 37209	Tupelo, MS 38803	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CATHERINE CLAY YOUNG, TRUSTEE OF THE CATHERINE CLAY YOUNG REVOCABLE TRUST DATED JULY 30, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW D. SITTON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A on the Plan of 4808 Kentucky Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20191023-0108582, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth A. Johnson, an unmarried woman and Jane Burns, an Unmarried woman, as tenants in common with right of survivorship by Warranty Deed from James David Pearson dated January 28, 2021 and recorded January 28, 2021 in Instrument No. 20210128-0012983, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Catherine Clay Young, Trustee of the Catherine Clay Young Revocable Trust dated July 30, 2024, by Warranty Deed from Elizabeth A. Johnson, an unmarried woman and Jane Burns, an Unmarried woman, dated August 16, 2024 and recorded August 16, 2024 in Instrument No. 20240816-0063150, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4808A Kentucky Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of February, 2026.

Catherine Clay Young Revocable Trust dated July 30, 2024

By: Catherine Clay Young
Catherine Clay Young, Trustee

STATE OF TEXAS
COUNTY OF TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Catherine Clay Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Catherine Clay Young Revocable Trust dated July 30, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of February, 2026.

ROSETTA BOCKMAN
Notary ID #128271234
My Commission Expires
February 2, 2029

Rosetta Bockman
Notary Public

My Commission Expires: 2-2-2029

I, Amy Cross Nance, 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 this 19th day of February 2026

Dated 2/20, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 20th day of February, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL