Karen Johnson Davidson County
Batch# 1384795 DEEDWARR
02/24/2026 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20260224-0014433

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153264**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $960,000.00. Affiant Subscribed and sworn to before me, this 19th day of February, 2026. Notary Public My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Gabriel Kashin and Meghan Emily Ridenour 1810 Beech Avenue Nashville TN 37203	Send Tax Bills To: New owners	Tax Information: Tax Parcel ID No. 105 10 0 026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher J. Hudson and Emily M. Weinberg, as joint tenants with right of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gabriel Kashin and Meghan Emily Ridenour, joint tenancy with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 62 1/2 feet of the Northerly 325 feet of Lot 5, as shown on the map entitled Waverly Place, of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Christopher J. Hudson, unmarried, and Emily M. Weinberg, unmarried, as joint tenants with right of survivorship by Warranty Deed from Eric C. Newell and Sara Cohan, Husband and Wife of record in Instrument No. 20181226-0124978 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on December 26, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20141003-0091983.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4475, Page 646.

Memorandum of Agreement as set forth in instrument recorded in Instrument No. 20080421-0040209.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1810 Beech Avenue Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2026.

Christopher J. Hudson

Emily M. Weinberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher J. Hudson and Emily M. Weinberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2026.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Teresa Stiggs, 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 February, 19, 2026.

Custodian's Signature

2.19.26
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of February, 2026.

Notary Public

MY COMMISSION EXPIRES: 12.1.29

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON