This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-8024-CL

Karen Johnson
Batch # 1385264
02/25/2026 02:22:22 PM
Fees: $13.00 Taxes: $2,664.00

Davidson County
DEEDWARR
2 pgs

20260225-0015063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

Affiant

Subscribed and sworn to before me, this the 23 day of February, 2026.

Notary Public
My Commission Expires: 07/26/28

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Richard Storrs, Richard Bruce Storrs, and MaeJae Storrs 1203 Chester Avenue Nashville, TN 37206	STORRS 2901 Timwood Drive Nashville, TN 37214	072 14 0 067.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lea Davis and Thomas L. Davis, Jr., wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Brian Richard Storrs, an unmarried man Richard B. Storrs and MaeJae Storrs, husband and wife, joint tenants with right of suvivorship** (individually and/or collectively, "Grantee"), 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. 117 on the Plan of CHESTERFIELD PLACE of record in Plat Book 332, Page 147, 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 Lea Davis and Thomas L. Davis, Jr., wife and husband, by Warranty Deed from Jodi S. Balsam and Craig Balsam, wife and husband, of record in Instrument No. 20210629-0088177, in the Register's Office of Davidson County, Tennessee, dated June 28, 2021, and recorded on June 29, 2021.

This is improved property located at: **1203 Chester Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 9th day of February, 2026.

GRANTOR:

Lea Davis

Thomas L. Davis, Jr.

STATE OF New York
COUNTY OF New York

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lea Davis and Thomas Larry Davis, Jr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of February, 2026.

Notary Public
My Commission expires: 3-14-2026

DANIELLE PARR
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires MARCH 14, 2026