THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253343** Karen Johnson Davidson County Batch # 1386453 DEEDWARR 02/27/2026 09:56:22 AM 2 pgs Fees: $13.00 Taxes: $1,738.63 20260227-0015602	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $469,900.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2026. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner: Samuel Joyce and Sarah Edwards 502 Norton Avenue Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071 08 0 186.00

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, **Jessica Maryanne Bloom, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel Joyce and Sarah Edwards, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 107, on the Plan of SECTION ONE, JOYWOOD HEIGHTS, of record in Plat Book 1130, Page 91, 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 Jessica Maryanne Bloom, Unmarried Woman, by Warranty Deed from Veronica Beckefeld, n/k/a Veronica Beckefeld Thomas, and David G. Thomas, wife and husband, of record in Instrument No. 20221229-0133691, in the Register's Office of Davidson County, Tennessee, dated December 28, 2022 and recorded on December 29, 2022. Hannah Gabrielle Griffith joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

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 SECTION ONE JOYWOOD HEIGHTS, as recorded in Plat Book 1130, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1373, Page 98; modified in Book 1518 Page 183.

This is improved property located at 502 Norton Avenue Nashville TN 37207

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 26th day of February, 2026.

Jessica Maryanne Bloom

Hannah Gabrielle Griffith

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Maryanne Bloom and Hannah Gabrielle Griffith, 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 25th day of February, 2026.

Lisa R Dunham
Notary Public
My Commission Expires: 11/02/2028

Lisa R Dunham
NOTARY PUBLIC
Commonwealth of Kentucky
Commission Number KYNP17894
My Commission Expires 11/02/2028

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