Karen Johnson Davidson County
Batch# 1387553 DEEDWARR
03/03/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260303-0016565

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Massey Title & Escrow LLC
1825 Madison St., Ste F
Clarksville, TN 37043
Telephone: 931-906-0555
File No. 2026-16

Map & Parcel No. 105-14-0-103.00

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me on the 26th day of February, 2026.

Notary Public
My commission expires: 9/3/29

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

Property Address:
2111 Grantland Ave, Nashville, TN 37204

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION including cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gwendolyn Prowell, an unmarried woman**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents do hereby transfer and convey unto **Vanessa Tseng, an unmarried woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **Seventeenth (17th) Civil District of Davidson County , Tennessee**, to-wit:

Being Lot No. 6 of Block 7 on the Plan of the SUBDIVISION OF BLOCKS 1-2-3-4-5-6-7-8 IN YARBROUGHS SUBDIVISION OF WOODLAND, as of record in Plat Book 57, Page 155 on the Register's Office of said County.

Being the same property conveyed to Richard E. Prowell and wife, Dorothy B. Prowell by Warranty Deed from Mrs. Tyler Lee Payne dated July 18, 1975 and recorded July 24, 1975 in Book 4935, Page 375, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Richard Manson, Trustee by Quitclaim Deed from Richard E. Prowell and wife, Dorothy B. Prowell, of record in Book 7216, Page 557, Register's Office for Davidson County, Tennessee, dated April 17, 1987, and recorded on April 28, 1987 and within the same deed the said Richard Manson, Trustee conveyed his interest in the subject property to Richard E. Prowell.

The said Richard E. Prowell aka Richard Edward Powell died intestate on September 21, 2021. Reference is hereby made to the estate in the Circuit Court of Davidson County, Tennessee, docket number 21P-2516. Gwendolyn Prowell was deemed to be the Decedant's only heir at law. Reference is also made to the Affidavit of Heirship recorded in Instrument No. 20221104-0119183, Register's Office for Davidson County, Tennessee. Reference is also made to the Affidavit of Heirship recorded in Instrument No. 202603030016564, Register's Office for Davidson County, Tennessee.

This conveyance of the property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, Grantor makes no warranty as to the amount of acreage contained in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds it, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, 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.

Taxes for tax year 2026 shall be prorated between Grantors and Grantees as of the date of this document.

WITNESS Grantor's hand this 26th day of February, 2026.

Gwendolyn Prowell

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 26th day of February, 2026, before me personally appeared Gwendolyn Prowell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2026.

AMBER NACIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Notary Public

My Commission expires: July 21 2026

Grantees' Name, Address:
Vanessa Tseng
2111 Grantland Ave
Nashville, TN 37204

Send Tax Statements To, if different:
Vanessa Tseng
~~2111 Grantland Ave~~ 1506 Dewsbury Drive
~~Nashville, TN 37204~~ Murfreesboro, TN 37128

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 02/26/2026.

John Cobb Rochford

Date: 02/26/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 02/26/2026.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29