WARRANTY DEED

Karen Johnson Davidson County
Batch# 1387803 DEEDWARR
03/03/2026 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260303-0016926

G-ORE-26-1420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Lillian N. Pappas	**Same as New Owner**	
(NAME)	(NAME)	**083-05-0-339.00**
206 Myrick Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN TOVEY AND KAYLEY TOVEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LILLIAN N. PAPPAS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson, County, Tennessee, being the Easterly 10 feet of Lot No. 37 and the Westerly 35 feet of Lot No. 38 on the Plan of the Subdivision of Part of Weakley Home Place, of record in Plat Book 421, page 36, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 37 and 38 front together 45 feet on the Southerly side of Sumner Avenue and run back between parallel lines 150 feet to an alley

Being the same property conveyed to Ryan Tovey and Kayley Tovey, husband and wife by Warranty Deed from Lacy Wilber, an unmarried woman of record in Instrument No. 20191223-0132580 Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on December 23, 2019.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 36, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1420 Sumner Avenue, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 2nd DAY OF MARCH, 2026.

Ryan Tovey by Laura Mitchell, Attorney in Fact
Ryan Tovey by Laura Mitchell, Attorney in Fact

Kayley Tovey by Laura Mitchell, Attorney in Fact
Kayley Tovey by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RYAN TOVEY AND KAYLEY TOVEY, and who acknowledged he/she/they executed the same as the free act and deed of the said RYAN TOVEY AND KAYLEY TOVEY.

Witness my hand and official seal, this the 2nd of March, 2026.

Notary Public
My Commission Expires: 01.07.2026
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 03/02/2026.

Affiant Signature

03/02/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2 day of March, 2026.

Notary Signature

My Commission Expires: 5-4-26

