THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$550,000.00**

Subscribed and sworn to before me this 2nd day of March, 2026.

Notary Public **Affiant**
My Commission Expires: 3/25/2026

Karen Johnson Davidson County
Batch# 1387814 DEEDWARR
03/03/2026 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20260303-0016944

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jay Rachels **1608 Shelby Avenue** **Nashville, TN 37206**	Same as New Owner.	**083-13-0-516**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Sandra T. Richardson, Erika Coots and James C. Truett**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Jay Rachels, a single person** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, Register's Office for Davidson County,Tennessee, to which plan reference is hereby made for a more complete and accurate property description. Said Lot No. 15 fronts 50 feet on the South side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to LIONEL LEON OWEN AND WIFE GENEVA R. OWEN , by deed from STELLA DOZIER, AN UNMARRIED PERSON, of record in Book 4769, Page 153, dated December 3, 1973, said Register's Office. The said GENEVA R. OWEN died on or about May 1, 2015, leaving LIONEL LEON OWEN as surviving tenant by the entirety. LIONEL LEON OWEN died testate on or about June 12, 2016, devising said property to his daughter, DEBORAH LEE OWEN by will of record in Case No. 16P-1457, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). For further reference see Executrix's Quitclaim Deed of record in Instrument No. 20170627-0064697, dated June 25, 2017, said Register's Office.

DEBORAH LEE OWEN died testate on or about March 29, 2025, devising said property to LYDIE TRUETT AND TANYA EZELL by will of record in Case No. 25P1501, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). LYDIE TRUETT died on or about January 19, 2006, predeceasing the testator, leaving SANDRA TRUETT RICHARDSON AND JAMES C. TRUETT as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. __202603030016940_____, said Register's Office.

TANYA EZELL died on or about June 20, 2024, predeceasing the testator, leaving ERIKA COOTS as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. ___202603030016941_____, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is ( ) unimproved (X) improved property known as: 1608 Shelby Avenue, Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons. 2026030

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.

Witness my hand this 2nd day of March, 2026.

Sandra T. Richardson

Erika Coots, by Sandra T. Richardson, attorney in fact

James C. Truett, by Sandra T. Richardson, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Suanne K Toonk, a Notary Public in and for said County and State, **Sandra T. Richardson**, the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 2nd day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 3/25/2026

SUANNE K TOONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES MARCH 25, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2026, before me personally appeared **Sandra T. Richardson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of **Erika Coots,** and who acknowledged that she executed the same as the free act and deed of **Erika Coots.**

POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 202603030016943, **SAID REGISTERS OFFICE**

Witness my hand and official seal at Goodlettsville, Tennessee this the 2nd day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 3/25/2026

SUANNE K TOONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES MARCH 25, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2026, before me personally appeared **Sandra T. Richardson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of **James C. Truett**, and who acknowledged that she executed the same as the free act and deed of **James C. Truett.**

POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 202603030016942, **SAID REGISTERS OFFICE**

Witness my hand and official seal at Goodlettsville, Tennessee this the 2nd day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 3/25/2026

SUANNE K TOONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES MARCH 25, 2026

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 3/2/2026 [DATE].

AFFIANT SIGNATURE

3/3/2026

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 3rd day of March, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

