Karen Johnson Davidson County
Batch# 1390365 DEEDWARR
03/09/2026 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20260309-0018520

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 5th day of March, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Anderson and Emma Anderson	New Owner(s)	104-10-0-018.00
204 Elmington Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN M. CRIST AND ANDREA P. CRIST, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ANDERSON AND EMMA ANDERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lots No. 22 and 23 on the Plan of Joseph Warner Subdivision of record in Plat Book 332, Page 154, in the Register's Office for Davidson County, Tennessee, described more particularly as follows:

Being the Southerly 34 feet of Lot No. 22 and the Northerly 26 feet of Lot 23, and beginning on the Easterly margin of Elmington Avenue, at Anderson's Northwest corner being 162 feet Northerly from the Northerly margin of Early Avenue (now Byron Avenue); thence with said Anderson's Northerly line Eastwardly 189 feet more or less; to the Westerly line of Lot No. 25; thence with the Westerly line of Lot 25 and Lot 20, Northwardly 59 feet more or less, to Harris' Southeast corner, thence with Harris' South line, Westwardly 185 feet more or less, to the Easterly margin of Elmington Avenue; thence with the Easterly margin of said Elmington Avenue, Southwardly 60 feet to the point of beginning.

Being the same property conveyed to Jonathan M. Crist and Andrea P. Crist, Husband and Wife by Warranty Deed from JWMJ Lead, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180316-0024943 Register's Office for Davidson County, Tennessee, dated March 13, 2018 and recorded on March 16, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 204 Elmington Avenue, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Whcrever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of March, 2026.

Jonathan M. Crist

Andrea P. Crist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan M. Crist and Andrea P. Crist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of March, 2026.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2028

Tennessee Certification of Electronic Document

I, Stephen T. Morris, 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 March 5. 2026

Affiant Signature

9th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

