WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/29 (AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

DM-C-26-1615

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)
Christian Reddick and Amber Gregory	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**081-14-0-074.00**
1615 24th Ave. N.	**585 South Blvd. E.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Pontiac, MI 48341**	
(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, **WILLIAM TRABER POWERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTIAN REDDICK, SINGLE, AND AMBER GREGORY, SINGLE,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 19 on the Plan of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, described as follows:

Beginning on the westerly margin of 24th Avenue Norths 150 feet south of the corner of Lots Nos. 19 and 20; thence westwardly and parallel with the line between said two lots 150 feet; thence southwardly and parallel with the westerly margin of 24th Avenue North, 50 feet; thence eastwardly and parallel with the line between said lots Nos. 19 and 20, 150 feet to the westerly margin of 24th Avenue North; thence with same, northwardly 50 feet to the beginning.

Being the same property conveyed to William Traber Powers, a single person by Warranty Deed from Donna Sherrill, pursuant to order for sale of property in that certain partition suit of record in Docket Number 23-0888-II in the Chancery Court for Davidson County, Tennessee of record in Instrument No. 20241008-0078186 Register's Office for Davidson County, Tennessee, dated October 07, 2024 and recorded on October 08, 2024.

William Traber Powers is now married. However, this being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2307 or other similar statute therein.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers in favor of The Metropolitan Government of Nashville of record in Book 5364, Page 245, in the Register's Office for Davidson County, Tennessee.
- Subject to any right, title, interest and/or claim in and to a shared drive as depicted on tax map.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1615 24th Ave. N., Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch # 1391350 **DEEDWARR**
03/10/2026 03:23:50 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20260310-0019212

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 27 DAY OF FEBRUARY, 2026.

William Traber Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM TRABER POWERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

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