Karen Johnson Davidson County
Batch# 1392359 DEEDWARR
03/12/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20260312-0019800

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260153276

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: 12-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $865,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of March, 2026.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Holland Whitaker and Matthew Mitchell 426 Hart Avenue Nashville, TN 37206	Legacy Home Loans LLC DBA Steadfast Mortgage 1036 Stearman Drive Ste 6 White House, TN 37188	Tax Parcel ID No. 082 08 0 226.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samantha Bilow and Michael Bilow, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holland Whitaker, an unmarried woman and Matthew Mitchell, an unmarried man, joint tenancy with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of LEEK SUBDIVISION OF THE ARTHUR TRACT, as shown on plat of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 13 fronts 50 feet on the West side of Hart Avenue and runs back between parallel lines with Southerly margin of Mansfield Avenue, 170 feet to an alley.

Being the same property conveyed to Samantha Bilow and Michael Bilow, wife and husband, by Warranty Deed from Lasata Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20221229-0133476, in the Register's Office of Davidson County, Tennessee, dated December 28, 2022, and recorded on December 29, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEEK SUBDIVISION OF THE ARTHUR TRACT, as recorded in Plat Book 547, Page(s) 54.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 426 Hart Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~11th~~ 6 day of March, 2026.

Samantha Bilow

Michael Bilow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samantha Bilow and Michael Bilow, 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, at office, this ~~11th~~ 06th day of March, 2026.

Notary Public
My Commission Expires: Dec 30, 2029

TRINA BROWN
Comm. #2432903-Mtr. #NNAT
Notary Public
CALIFORNIA
Los Angeles County
My Comm. Exp. Dec 30, 2026

True Copy Certification

I, **Tammy Carney,** 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 this the 6 day of March, 2026.

Affiant Signature
Date 3/11/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

