WARRANTY DEED

Karen Johnson Davidson County
Batch# 1394023 DEEDWARR
03/17/2026 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20260317-0021350

Y-BR-26-927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER L. PENNELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMM. EXPIRES JUNE 26, 2026

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)
Ryan O. Grady and Sarah Grady	**Same as New Owner's**	
(NAME)	(NAME)	
927 Curdwood Blvd.		**061-11-0-358.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **MARISA BIDDLE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN O. GRADY AND SARAH GRADY, HUSBAND AND WIFE,** 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 Lot No. 1, as shown on the Final Plat, Resubdivision of Part of Lot No. 17 and Part of Lot No. 18, on the Plan of Maplewood Manor Subdivision of record in Instrument No. 20240523-0038529, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Biddle Enterprises, Inc., a Tennessee Corporation by Warranty Deed from Wela Ventures LLC, a Tennessee limited liability company of record in Instrument No. 20250224-0013490 Register's Office for Davidson County, Tennessee, dated January 27, 2025 and recorded on February 24, 2025.

Being the same property conveyed to Marisa Biddle by Quitclaim Deed from Biddle Enterprises, Inc., a Tennessee Corporation of record in Instrument No. 20260224-0014718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 102 and Instrument No. 20240523-0038529, Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement in Book 4729, Page 264, Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20250916-0073938, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20250428-0032387, in the 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: **927 Curdwood Blvd., Nashville, Tennessee 37216**.

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 17th DAY OF MARCH, 2026.

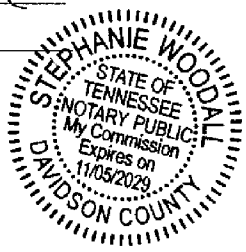
Marisa Biddle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARISA BIDDLE, 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 17th of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 17, 26 (date of document).

Jennifer Pennell

March 17, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 17, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal