Karen Johnson Davidson County
Batch# 1396475 DEEDWARR
03/24/2026 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20260324-0023214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23 day of March, 2026.

(Affix Seal) Notary Public

My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

2026-03-3892

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lisa Kaufman 1207 Paris Avenue Nashville, TN 37212	NEW OWNER	Map/Parcel 118-01-0-079.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cassidy Conway Cole, formerly Cassidy Conway, married, and Robert Conway, Jr., married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa Kaufman, a single person,** hereinafter called the GRANTEE, her heirs 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. 74 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cassidy Conway, a single woman and Robert Conway, Jr, a married man as joint tenants with right of survivorship by Warranty Deed from Sean Paul Wilder and wife Kendra Michelle Gray of record in Instrument No. 20131008-0105431 Register's Office for Davidson County, Tennessee, dated October 02, 2013 and recorded on October 08, 2013. Cassidy Conway Cole and Cassidy Conway are one and the same.

The subject property was never the principal residence of Robert Conway, Jr. or his spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1207 Paris Avenue, Nashville, TN 37212.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Christopher Cole, husband of Cassidy Conway Cole, joins in the execution of this instrument to convey all his right title and interest he may have in the subject property by virtue of his marriage to Cassidy Conway Cole.

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.

Effective the 23 day March, 2026.

Robert Conway, Jr.

Cassidy Conway Cole

Christopher Cole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of March, 2026, before me personally appeared Robert Conway, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of March, 2026.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

STATE OF TEXAS
COUNTY OF TARRANT

On this 19th day of March, 2026, before me personally appeared Cassidy Conway Cole and Christopher Cole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of March, 2026.

Notary Signature
My commission expires: 2-2-2029

ROSETTA BOOKMAN
Notary ID #128271234
My Commission Expires
February 2, 2029

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 23 day of March, 2026.

Affiant Signature

Date 3.23.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027