Name and Address of New Owner:
Emily M. Davis
434 Adair Rd
Nashville, Tennessee 37214

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1396693 DEEDWARR
03/24/2026 02:21:02 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260324-0023429

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 095-11-0-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kyle A. Maas**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emily M. Davis, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of CLOVERDALE, SECTION II & REVISION LOTS 21 & 22 SECTION I, of record in Plat Book 2133, Page 58, Register's Office for said County.

Said Lot No. 81 fronts 89.0 feet on the Westerly margin of Adair Road and extends back 206.6 feet on the Northerly line and 144.0 feet on the Southerly line to a dead line in the rear, measuring 108.8 feet thereon.

Being the same property conveyed to Kyle A. Maas, by Warranty Deed from Nannilu Parks, surviving heir at law of Paula Rascoe and sole devisee under the Last Will and Testament of Harvey Parks, of record in Instrument No. 20131113-0117147, in the Register's Office of Davidson County, Tennessee, dated October 11, 2013, and recorded on November 13, 2013. Kyle A. Maas subsequently married Gloria Maas on October 30, 2021, joins in this conveyance for the sole purpose of conveying her marital interest.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of March, 2026.

_____ (SEAL)
Kyle A. Maas

_____ (SEAL)
Gloria Maas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 2026, before me personally appeared Kyle A. Maas and Gloria Maas, 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 23rd day of March, 2026.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires:



Return to:
Title Notewortny
4235 Hillsboro Pike #300
Nashville, TN 37215