Karen Johnson Davidson County
Batch# 1400088 DEEDWARR
04/01/2026 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.32
20260401-0025799

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $334,950.00

Affiant

Subscribed and sworn before me this the 30th day of March, 2026.

Notary Public
My commission expires:

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Careen Alexandra 2016 10th Ave N Nashville, TN 37208	NEW OWNER	081-07-0 131.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTIN MCCORD DENNING F/K/A KRISTIN LAUREN MCCORD, AND RYAN DENNING, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAREEN ALEXANDRA, A SINGLE WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 39-1/2 feet of the northerly 118-1/2 feet of Lot No. 4 in Holt's Unrecorded Subdivision of Lots Nos. 8 and 11 in Owen's Buena V!sta Plan, the original plan of record in Book 15, pages 10 and 11, Register's Office for said County.

Said part of Lot No. 4 fronts 39-1/2 feet on the easterly side of 10th Avenue, North, formerly Crooked Street, and runs back between parallel lines, 129 feet to an alley, the northerly line of this lot being 20S feet southerly from the southerly margin of Cass Street.

The above description was copied from Warranty Deed of record in Book 3647, page 619, Register's Office for said County, in order to restore text which was inadvertently omitted from the description in following deeds.

Ryan Denning joins in this conveyance to convey any and all martial interest he has in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2016 10th Ave N, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of March, 2026.

Kristin McCord Denning

Ryan Denning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristin McCord Denning f/k/a Kristin Lauren McCord, and Ryan Denning, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2026.

My commission expires: 06/03/2029

Notary Public

ANGELA OGEA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 30, 2026

Affiant Signature

March 30, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of March, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY