Karen Johnson Davidson County
Batch# 1402463 DEEDWARR
04/07/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20260407-0027702

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Carmen Coats
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of March, 2026

(Affix Seal) Notary Public

My Commission Expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

2026-03-3848

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#:
John Clarkin and Andrea Younghouse 5152 Ravens Glen Nashville, TN 37211	U.S. Bank, N.A. 5005 Wooster Rd. Cincinnati, OH 45224	Map/Parcel 172-14-0B-259.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael E. Conway and Tricia A. Conway, co-Trustees of Michael and Tricia Conway Family Trust dated March 13, 2024**, hereinafter called the GRANTORS, has bargained and sold, and by these presents do hereby transfer and convey unto **Andrea Younghouse, a single woman and John Clarkin, a single man, as joint tenants with right of survivorship,** hereinafter called the GRANTEES, their 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. 188 on the Plan of Winfield Park, Phase 2, Section 2, a planned unit development, of record in Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Tricia A. Conway as Trustee of Tricia A. Conway Revocable Trust by Warranty Deed from N. P. Dodge, Jr., as Trustee Under the Trust Agreement Dated The 14th Day of October, 1985, And Amended on November 14, 2019 To Provide For N. P. Dodge, III As An Additional Trustee to Serve Along With N. P. Dodge, Jr., Known as The Trust Between National Equity, Inc., A Nebraska Corporation And N. P. Dodge, Jr of record in Instrument No. 20201204-0140902 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on December 04, 2020.

Being the same property conveyed to Michael E. Conway and Tricia A. Conway as co-Trustee of the Michael and Tricia Conway Family Trust dated 13th day of March 2024 by Quitclaim Deed from Tricia A. Conway and Michael E. Conway of record in Instrument No. 20240320-0019205 Register's Office for Davidson County, Tennessee, dated March 13, 2024 and recorded on March 20, 2024.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2026, and subsequent years, a lien 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 5152 Ravens Glen, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is 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 itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 25 day March, 2026.

Michael and Tricia Conway Family Trust dated March 13, 2024

By: _____ Co-Trustee
Michael E. Conway, co-Trustee

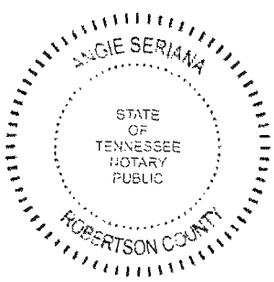
By: Tricia A. Conway, Co-Trustee
Tricia A. Conway, co-Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael E. Conway and Tricia A. Conway, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be co-Trustees of Michael and Tricia Conway Family Trust dated March 13, 2024, the within bargainor, and that they as such co-Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as co-Trustees of the Michael and Tricia Conway Family Trust dated March 13, 2024.

Witness my hand, at office, this 25th day of March, 2026.

_____
Notary Signature
My commission expires: October 20, 2026



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 31. 2026

Affiant Signature

3rd day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028