THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353707**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $835,000.00 Jamecka Jones Affiant Subscribed and sworn to before me, this 1st day of April, 2026. Rosemary Holst Notary Public My Commission Expires: 5/9/26

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grace Katherine Greenwell 105 Cherokee Road Nashville TN 37205	New Owner	Tax Parcel ID No. 103 12 0 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Robert Hinson and Katherine Rippey Hinson, f/k/a Katherine Rippey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace Katherine Greenwell, unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, Block L on the Plan of CHEROKEE PARK, THIRD SECTION of record in Plat Book 843, Pages 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 of Block L fronts 60 feet on the Westerly margin of Cherokee Road and extends back 125.62 feet on the Northerly line and 126.78 feet on the Southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Matthew Robert Hinson, an unmarried man and Katherine Rippey, an unmarried woman, by Warranty Deed from Kreigh Adam Bourff and Kelsey R. Bourff, husband and wife, of record in Instrument No. 20220816-0092689, in the Register's Office of Davidson County, Tennessee, dated August 15, 2022 and recorded on August 16, 2022. Katherine Rippey is now known as Katherine Rippey Hinson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, THIRD SECTION, as recorded in Plat Book 843, Page(s) 2 and 3.

This is improved property located at 105 Cherokee Road Nashville TN 37205

Karen Johnson Davidson County
Batch# 1402556 DEEDWARR
04/07/2026 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20260407-0027837

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2026.

Matthew Robert Hinson

Matthew Robert Hinson

Katherine Rippey Hinson

Katherine Rippey Hinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

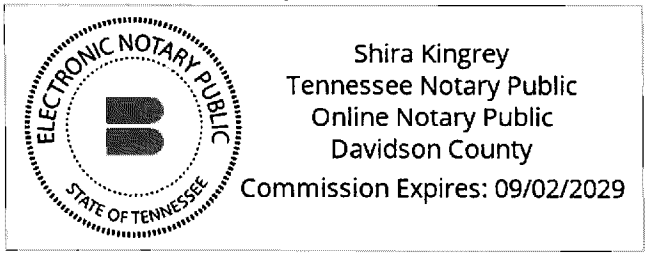
Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named **Matthew Robert Hinson and Katherine Rippey Hinson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2026.

Shira Kingrey

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 April 6, 2026.

Tameika Jones
Custodian's Signature

04/06/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of April, 2026.

Rosemary Holst
Notary Public

MY COMMISSION EXPIRES: 5/9/2026

