Karen Johnson Davidson County
Batch# 1403664 DEEDWARR
04/09/2026 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20260409-0028773

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39070-01-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 7th day of April, 2026. Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Clifford J. Harrison Lynn A. Alt 5548 Big East Fork Rd. Franklin, TN 37064	Clifford J. Harrison 5548 Big East Fork Rd. Franklin, TN 37064	Map and Parcel No.: 09012031100

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, **N. Ronnie Buchanan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clifford J. Harrison and Lynn A. Alt, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 523 Foundry Drive, Nashville, TN 37209.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of April, 2026.

N. Ronnie Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, N. Ronnie Buchanan, 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 7th day of April, 2026.

Notary Public

My Commission Expires:

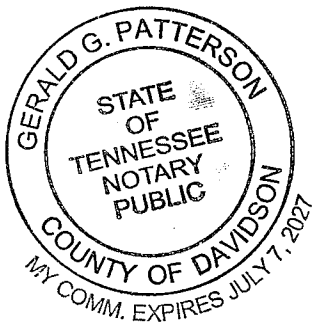


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Foundry Heights, as of record in Book 3600, Page 16, as amended in Book 3703, page 404, Register's Office for said County.

Said Lot No. 19 fronts 65 feet on the westerly side of Foundry Drive, and extends back 162 feet on the northerly line and 92 feet on the southerly line, to a dead line in the rear on which it measures 95.53 feet.

Being the same property conveyed to N. Ronnie Buchanan and wife, Mary Ann Buchanan by deed dated September 14, 1976 from William G. Cunningham and wife, A. Elaine Cunningham of record in Book 5068, Page 588, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 4, 1983 of record in Book 6109, Page 270, Register's Office for Davidson County, Tennessee, Mary Ann Buchanan conveyed her interest in subject property to N. Ronnie Buchanan.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 3578, Page 493, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3600, page 16 as amended in Book 3703, page 404, Register's Office for Davidson County, Tennessee.
4. Deed of Conveyance for sanitary sewer of record in Book 3762, Page 189 and Book 3762, Page 191, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter 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 7, 2026 (date of document).

Affiant Signature

4/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027