WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 430,000.00. Affiant Subscribed and sworn to before me, this the 9th day of April, 2026. Notary Public My commission expires: OCTOBER 4, 2027 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1403833 DEEDWARR
04/09/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260409-0028998

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Walker and McKenzie Walker	Regions Bank d/b/a Regions Mortgage	162-05-0-397-00
361 Brewer Drive	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham, AL 35244	

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, WE,

John M. Mabry and Melinda Y. Mabry, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Walker and McKenzie Walker, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson Coubnty, Tennessee, being Lot No. 1 on the Plan of the Re-Subdivision of Lot 70 Southwood Subdivision, of record in Instrument No. 20191108-0115508, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John M. Mabry and Melinda Y. Mabry, husband and wife, by Warranty Deed dated 02/28/2020, from Jacob Dickerson and Holly Dickerson, husband and wife, recorded in Instrument No. 20200302-0022752, in the Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 162-05-0-397-00.**

2. **The Plan of record as shown in Instrument No. 20191108-0115508, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

3. **Restrictive Covenants contained in Book 2904, page 51, amended in Book 7127, page 491, in said Register's Office.**

This is improved property, known as 361 Brewer Dr, 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(S) that I/we am/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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 9th day of April, 2026.

John M. Mabry

Melinda Y. Mabry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, John M. Mabry and Melinda Y. Mabry, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 2026.

Notary Public

My Commission Expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Cindy M. Bevis, 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 9th day of April, 2026.

Cindy M. Bevis

Date: 9th day of April, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of April, 2026.

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29