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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260353594** | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ ) Montgomery (a)<br><br>The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 7th day of April, 2026.<br><br>Notary Public<br>My Commission Expires: 9/13/2028 |

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

## WARRANTY DEED

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| Address New Owner:<br>Bridget Hartong and Mary Elizabeth Hartong, and Sarah O'Neill Bailey and Ferriss Clay Bailey, III<br>2416 Scovel Street<br>Nashville TN 37208 | Send Tax Bills To:<br>Old National<br>PO Box 3789<br>Evansville, IN 47736<br>Attn: Mtg Servicing | Tax Information:<br>Tax Parcel ID No.<br>081 14 0 048.00 |

Karen Johnson Davidson County
Batch# 1404495 DEEDWARR
04/10/2026 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260410-0029390

**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, **Rainu Susan Ittycheriah, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bridget Hartong and Mary Elizabeth Hartong, spouses, and Sarah O'Neill Bailey and Ferriss Clay Bailey, III, spouses as** JOINT TENANTS WITH RIGHTS OF SURVIORSHIP, ("Grantees"), its successors, 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 part of Lot No. 28 on the MAP OF F.T.HOLMANS SUBDIVISION OF LOTS 41-42-43 BOYD MCNAIRY'S PLAN of record in Plat Book 161, Page 2, in the Register's Office for Davidson County, Tennessee.

Said part of Lot 28 fronts 48 feet on the Northerly side of Scovel Street, formerly Madison Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rainu Susan Ittycheriah, a married woman, by Warranty Deed from Capital Invest, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190715-0068688, in the Register's Office of Davidson County, Tennessee, dated July 10, 2019 and recorded on July 15, 2019.

The execution of this instrument is affected by the signature of Mathew Moseley as Attorney-in-Fact for Rainu Susan Ittycheriah, which Power of Attorney is recorded in Instrument No. 202604100029389 Register's Office for Davidson County, Tennessee.

Mathew Moseley joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

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 MAP OF F.T.HOLMANS SUBDIVISION OF LOTS 41-42-43 BOYD MCNAIRY'S PLAN, as recorded in Plat Book 161, Page(s) 2.

This is improved property located at 2416 Scovel Street Nashville TN 37208

**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 7th day of April, 2026.

Mathew Moseley

Rainu Susan Ittycheriah by Mathew Moseley, as Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mathew Moseley, 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, and who further acknowledged that he is the Attorney-in-Fact for Rainu Susan Ittycheriah and that he is authorized by Rainu Susan Ittycheriah to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of April, 2026.

CHAD PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires:

# Certificate of Authenticity

I, Joshua A. Terry, 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.

Affiant Signature – Joshua A. Terry

April 9 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 9 2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27