39B

# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1405857 DEEDWARR
04/15/2026 12:16:23 PM 2 pgs
Fees: $13.00 Taxes: $6,382.50

20260415-0030820

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF April 20 26.

Notary Public

MY COMMISSION EXPIRES: 2-28-30

(AFFIX SEAL)

ANGELA WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **William Clinkscales and May Clinkscales** | **Pinnacle Bank** | |
| (NAME) **3629 Central Avenue** | (NAME) 21 Platform Way S, Suite 2300 | 104-09-0-076.00 |
| (ADDRESS) **Nashville, TN 37205** | (ADDRESS) Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Edward H. Kriel, Jr. and Marilee J. Kriel, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Clinkscales and May Montague Clinkscales, 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 County, Tennessee, being the westerly 50 feet of Lot No. 152 on the Plan of the Richland Realty Company's Second Subdivision, Division "B" as of record in Book 332, page 92, Register's Office for Davidson County, Tennessee**

**Said part of Lot No. 152 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines, with the easterly margin of Craighead Street, 192-1/2 feet to an alley.**

**Being the same property conveyed to Edward H. Kriel, Jr. and Marilee J. Kriel, husband and wife by deed from Peter Elliott, unmarried of record in Doc. No. 20021028-0131810 said Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 3629 Central Ave, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 13th day of April, 2026.

Edward H. Kriel, Jr.

Marilee J. Kriel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2026, before me personally appeared Edward H. Kriel, Jr. and Marilee J. Kriel, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 13th day of April, 2026.

Notary Signature
My commission expires: 3.6.29

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE