| 20261076R | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00.<br>D J - Blane<br>Affiant<br>Subscribed and sworn to before me, this the 15th day of April, 2026.<br>Notary Public<br>My commission expires: 5/13/26 |
|---|---|

Karen Johnson Davidson County
Batch# 1406192 DEEDWARR
04/16/2026 12:31:30 PM 4 pgs
Fees: $23.00 Taxes: $6,845.00
20260416-0031275

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **James L. Blane and Janet C. Blane** | **News owners** | **104-05-0-395.00** |
| **3516 Richland Avenue** | | |
| **Nashville, TN 37205** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Kimberly S. Mattoon and Dean L. Mattoon, wife and husband**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James L. Blane and Janet C. Blane, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract One: Land in Davidson County, Tennessee, being Lot No. 107 in Block 4, Division "A" of the Plan of the Richland Realty Company, as of record in Book 161, Page 151. Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point of the Northerly margin of Richland Avenue, 352.5 feet East of Bowling Street, running thence Easterly along said margin of Richland Avenue 50.5 feet to a point; thence, Northerly in line with Bowling Street 178 feet to a point on the Southern margin of an alley, which is 405 feet East of Bowling Street; thence, Westerly along the margin of said alley 50.5 feet to a point; thence, southerly in a line parallel with Bowling Street, 179 feet, more or less, to the point of beginning.

Tract Two: Being a part of Lot 107 of Richland Realty Company's Division "A" Block "4" as of record in Subdivision Book 3890, Page 754, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point, said point being at the intersection of the West dedicated right-of-way line of Park Circle and the North dedicated right-of-way line of Richland Avenue; thence, with the North dedicated right-of-way line of Richland Avenue; along a curve to the right with a radius of 1602.02 feet for 534.5 feet to a point of beginning; thence, continuing with the North dedicated right-of-way line of Richland Avenue along a curve to the right with a radius of 1,602.02 feet for 17.5 feet to a point; thence, North 6 degrees 40 minutes East for 35.0 feet to a point; thence South 23 degrees 40 minutes East for 26.3 feet back to the point of beginning and containing 230 square feet.

The description of Tract Two being a part of Lot No. 107 (Tract One) acquired by the state of Tennessee by Final Consent Judgment with George B. Spencer of record in Book 4852, page 735, dated September 12,

1974, and a part of the property conveyed to George B. Spencer by quitclaim deed from the state of Tennessee of record in Book 6542, page 619, dated April 17, 1985, in said Register's Office.

The description of Tract One being the same property conveyed to George B. Spencer by warranty deed from Jessie A. Spencer of record in Book 3890, Page 754, dated May 10, 1965, in said Register's Office.

Being the same property conveyed to Kimberly S. Mattoon and Dean L. Mattoon, wife and husband by Warranty Deed from Jennifer H. Hinote and Lloyd Hinote, wife and husband of record in Instrument No. 20181211-0120687 Register's Office for Davidson County, Tennessee, dated December 06, 2018 and recorded on December 11, 2018.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 3516 Richland Avenue, Nashville, TN 37205.

[signatures appear on the following page]

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 HANDS EFFECTIVE AS OF 15th day of April, 2026:

Kimberly S Mattoon

Kimberly S. Mattoon

Dean L. Mattoon

Dean L. Mattoon

STATE OF ~~TENNESSEE~~ Colorado )
) **INDIVIDUAL**
COUNTY OF ~~WILLIAMSON~~ Delta ) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Kimberly S. Mattoon and Dean L. Mattoon, 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, at office, this the 13th ~~15th~~ day of April, 2026.

My Commission Expires: 12/10/2027

Notary Public

Notarized online using audio-video communication

Dora L. DalPiaz
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994008049
MY COMMISSION EXPIRES DECEMBER 10, 2027

# Certificate of Authenticity

I, Ryan Bafford, 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 15, 2026
Date

Affiant Signature

4/15/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 15th day of April, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202604160031275