THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Shelby
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9438-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2026. Notary Public MY COMMISSION EXPIRES: 1/15/2030 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1409062 DEEDWARR
04/21/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $784.40
20260421-0032744

CONNIE COOK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Carodine	Martin Carodine	
928 32nd Avenue North	1123 South Third Street	092-05-0-349-00
Nashville, TN 37208	Memphis, TN 38106	
(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, WE, **James Childers, a single man,**

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

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 situated in Davidson County, Tennessee:

Lot No. 7 of Block 26 on the Plan of George i. Waddey's Midway Subdivision of record in Plat Book 421, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property..

Being the same property conveyed to James Childers, a single man by Warranty Deed of record at Instrument No. 20240502-0032190, dated 04/30/2024 and recorded 05/02/2024, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This unimproved property is known as **928 32nd Avenue North, Nashville, TN 37208**

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 our hands this the 10 day of April, 2026.

James Childers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Childers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of April, 2026.

My Commission expires: 5-8-2028

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public

Return to: Bradsher Alpert Stuart, PLLC
5350 Poplar Ave., Suite 200
Memphis, TN 38119
File #: BAS260314OCM

I, Matthew Bradsher, 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 4-15-2026.

Affiant Signature

April 20, 2026
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 20th day of April, 2026.

Notary's Signature

ELLEN L. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 28,2029
COUNTY OF SHELBY

MY COMMISSION EXPIRES: 5/28/2029