Name and Address of New Owner:
Valerie Richards and S. S. Richards
1627 11th Avenue North
Nashville, TN 37208

Karen Johnson Davidson County
Batch # 1409213 DEEDWARR
04/21/2026 03:03:04 PM 2 pgs
Fees: $13.00 Taxes: $2,257.00
20260421-0032927

Send Tax Bills To:
SMARTBANK
PO BOX 1910
PIGEON FORGE, TN 37868

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-PPP-26-1627

Map & Parcel No: 081-11-0-566.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karri Ellen Beringer Johnson,** "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **S. S. Richards and Valerie Richards, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Southerly 37.5 feet of Lot No. 100 on Plan of D.T. McGavock's and Others Addition which is of record in Book 21, Page 41, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description. Said part of said lot fronts 37.5 feet on the Westerly side of 11th Avenue North, formerly Fillmore Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Karri Ellen Beringer Johnson, single woman, by Warranty Deed from Bob Gurley and wife, Elizabeth E. Gurley, of record in Instrument Number 20200729-0083038, Register's office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 29, 2020.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 1627 11th Avenue North, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2026.

Karri Ellen Beringer Johnson (SEAL)

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karri Ellen Beringer Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2026.

CHRISTINE MARIE EYRES
NOTARY PUBLIC
State of Alabama
My Commission Expires Sep. 11, 2027

Notary Public
My commission expires: 9/11/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $610,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of April, 2026.

Notary Public
My commission expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

File No. GNT-26-4543