Karen Johnson Davidson County
Batch# 1414190 DEEDWARR
05/01/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20260501-0038928

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

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
Nashville Design Builders, LLC	New Owner	
(NAME)	(NAME)	081-15-0-123.00
2556 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **Janet Coleman, Sherry Houston, Gerald C Houston, Vanita Houston-Rhone** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Design Builders, LLC** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 southerly 30 feet of Lot Nos. 75 and 76, on the Plan of J. M., T. J. and G. W, Harding's Addition, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 75 and 76 front 30 feet on the westerly side of 18th Avenue North, formerly Salem Street, and runs back 120 feet more or less on the northerly line and 121 feet on the southerly line, with the northerly margin of Formosa Street to the easterly line of Lot No. 77, measuring 30 feet thereon.

Being the same property conveyed to Claude L. Houston and wife, Olivet Houston by Deed from Marion Elizabeth Bowman, Unmarried of record in Book 5403, Page 130, Register's Office for Davidson County, Tennessee, dated March 06, 1979 and recorded on March 08, 1979.

The said Olivet Houston aka Olivet F. Houston died on or about January 15, 2000.

The said Claude L. Houston died on or about March 28, 2013.

Vanita Houston-Rhone was previously known as vanita Houston

Affidavit of Heirships of record in Book _____, page ____, Book _____, page ____,Book _____, page ____,Book _____, page ____,Register's Office for Davidson County, Tennessee

202605010038924 202605010038925 202605010038926 202605010038927

Sellers warrant this was never their marital residence

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee 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 1611 Dr. D B Todd Jr Blvd Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of April, 2026.

Janet Coleman

Sherry Houston

Gerald C. Houston

Vanita Houston-Rhone

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Janet Coleman, Sherry Houston, Gerald C Houston, Vanita Houston-Rhone** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2026.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A Mason, 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 4/21/26

Holly A

Affiant Signature

4/29/24

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of April, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026