This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25637-AP

Karen Johnson Davidson County
Batch# 1414984 DEEDWARR
05/04/2026 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260504-0039142

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2026.

Notary Public
My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marlin Chapman 8466 Old Charlotte Pike Pegram, TN 37143	New Owner	071-11-0-181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Fudge as heir at law of Zelma Fudge**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Marlin Chapman**, hereinafter called the Grantee(s), 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 easterly half of Lot No. 26 and the westerly half of Lot No. 17, on the plan of Trinity Heights Addition, according to survey and plat of same appearing of record in Book 161, page 38, in the Register's Office for Davison County, Tennessee.

Said parts of Lots Nos. 26 and 17 front together 100 feet on the south side of Pullen Avenue and run back between parallel lines 150 feet to an alley.

Together with Party Driveway Agreement of record in Book 6941, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Stuart Fudge and wife, Zelma C. Fudge by Warranty Deed from Robert L. Fudge and wife, Lorraine Alston Fudge, dated June 12, 1951, recorded June 18, 1951, of record in Book 1977, page 467, Register's Office for Davidson County, Tennessee. William Sturat Fudge having since died on March 14, 1998, leaving Zelma Fudge as surviving tenant by the entirety. Zelma Fudge having since died on January 6, 2026 leaving David Fudge as her heir at law as evidenced in Affidavit of Heirship of record in Instrument No. 202605040039140 and Instrument No. 202605040039141, Register's Office for Davidson County, Tennessee.

This is improved or property located at: **332 Pullen Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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 executed this instrument on this 30th day of April, 2026.

GRANTOR:

David Fudge

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Fudge, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2026.

BASIT ZULFIQAR
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7546973
MY COMM. EXPIRES 01/31/2029
NOTARY PUBLIC

Notary Public
My Commission expires: January 31, 2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-1-2026.

Affiant Signature — Date: 5-1-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-1-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY