THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260253515

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2026.

Notary Public
My Commission Expires: 1/30/29

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

Karen Johnson
Batch # 1415043
05/04/2026 09:25:32 AM
Fees: $13.00 Taxes: $2,497.50

Davidson County
DEEDWARR
2 pgs

20260504-0039226

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reynolds Whittington 625 Cherry Glen Circle Nashville, TN 37215	New Owner	Tax Parcel ID No. 103-04-0-261.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen K. Hyman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reynolds Whittington, a married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the East 50 feet of Lot No. 28 on the Plan of West End Annex as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the South side of Colorado Avenue, formerly North Street, and runs back between parallel lines, 164.4 feet to an alley.

Being the same property conveyed to KAREN K. HYMAN, by deed from ALVIN WHITE WILSON and wife, BARBARA JEAN WILSON, of record in Book 7519, page 579, dated April 17, 1988, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 103-04-0-261.00.

Matters shown on the Plan of record in Plat Book 332, page 61, said Register's Office.

This is improved property located at 4203 Colorado Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 ~~1st~~ 30 day of ~~May~~ April, 2026.
KKH KKH

Karen K. Hyman

STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen K. Hyman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~1st~~ 30th day of ~~May~~ APRIL, 2026.
SRH 04/30/2026 SRH 04/30/2026

Notary Public

My Commission Expires: 08/26/2027

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027