Karen Johnson
Batch # 1415100
05/04/2026 09:53:48 AM
Fees: $13.00 Taxes: $4,754.50
Davidson County
DEEDWARR
2 pgs
20260504-0039295

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-8876-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,285,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fiddle Belle Trust dated March 4, 2026 114 Chatsworth Drive Nashville, TN 37215	New Owner	131-1-F-8.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **John H. Wallace and Joanne Jewett, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Fiddle Belle Trust dated March 4, 2026** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being all of Lot No. 8, Chatsworth, (formerly Buxton Square), according to survey and plat of same appearing of record in Book 5200, page 575, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to John H. Wallace and Joanne Jewett by Warranty Deed from Anne G. Leschen, Trustee of the Anne G. Leschen Living Trust Agreement dated October 7, 1991, of record in Instrument No. 20180301-0019174, dated February 26, 2018, recorded March 1, 2018, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at: **114 Chatsworth Drive, Nashville, TN 37215**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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 1st day of May, 2026.

GRANTOR:

John H. Wallace

Joanne Jewett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John H. Wallace and Joanne Jewett, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2026.

Notary Public
My Commission expires: _____

