WARRANTY DEED

Karen Johnson
Batch # 1415162
05/04/2026 10:27:09 AM
Fees: $13.00 Taxes: $4,547.30

Davidson County
DEEDWARR
2 pgs

20260504-0039368

(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,229,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 03/09/2027

File #26-JJ-2002-C

~~Return to:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GC-26-2002

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Kaitlyn Danos, Paul Danos, and Kara Danos	Guild Mortgage Company	
(NAME)	(NAME)	
2002 Ashwood Avenue	5887 Copley Drive	**104 16 0 057.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	San Diego, CA 92111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOSEPH R. DURST AND MARY K. DURST, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

KAITLYN DANOS, A SINGLE WOMAN, AND PAUL DANOS AND KARA DANOS, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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 60 feet of Lot No. 59 on the plan of REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, of record in Plat Book 332, Page 117, Register's Office for said County.

Said Easterly 60 feet of Lot No. 59 fronts 60 feet on the Northerly margin of Ashwood Avenue and extends back between parallel lines, 175 feet to an alley in the rear.

Being the same property conveyed to Joseph R. Durst, and Mary K. Durst, husband and wife, by Warranty Deed from Fern FitzHenry, unmarried and Susan FitzHenry, unmarried, of record in Instrument No. 20110719-0055135, in the Register's Office of Davidson County, Tennessee, dated July 15, 2011, and recorded on July 19, 2011.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 117.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGE W. BLAIR'S FIRST SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 161, Page 175.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEO W. BLAIRS FIRST SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page 28.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEO

W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page 56.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **2002 Ashwood Avenue, Nashville, TN 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the **30th** day of **April, 2026**.

Joseph R. Durst

Mary K. Durst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared Joseph R. Durst, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared Mary K. Durst, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028