WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1415176
05/04/2026 10:37:12 AM
Fees: $13.00 Taxes: $1,918.45

Davidson County
DEEDWARR
2 pgs

20260504-0039392

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

File #26-TL-1035-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,500.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abigail Travis of The Abigail L Travis Separate Property Trust	**New Owner**	
(NAME)	(NAME)	**072 14 1J 005.00**
262 Grog Kill Road		
(ADDRESS)	(ADDRESS)	
Willow, NY 12495		
(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,

DEANNA CORNELIUS, A MARRIED PERSON, AND MATTHEW DEAN ERWIN, A MARRIED PERSON,

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

ABIGAIL L. TRAVIS, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE ABIGAIL L. TRAVIS SEPARATE PROPERTY TRUST DATED MAY 13, 2015, AND ANY AMENDMENT THERETO,

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 Unit 9, CHESTER AVENUE TOWNHOMES, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20150923-0096488, as amended in Instrument No. 20160429-0042099, Instrument No. 20170426-0041063 and Assignment of Developer Rights in Instrument No. 20180209-0013257, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Deanna Cornelius and Matthew Dean Erwin, by Warranty Deed from LVH2, LLC, of record in Instrument No. 20171121-0119458, in the Register's Office of Davidson County, Tennessee, dated November 15, 2017, and recorded on November 21, 2017.

The said Deanna Cornelius does hereby affirm that said property has never been her primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF HOME LOT IN CHESTERFIELD PLACE, as recorded in Plat Book 421, Page 5.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHESTER AVENUE SUBDIVISION, as recorded in Instrument No. 20040324-0033104 and Notice to Prospective Owners of Lot Number Two of Chester Avenue Subdivision recorded as Instrument No. 20090424-0037251..
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150923-0096488, as amended in Instrument No. 20160429-0042099, Instrument No. 20170426-0041063 and Assignment of Developer Rights in Instrument No. 20180209-0013257.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151022-0107681.
* Easement for Public Street Right of Way, recorded in Instrument No. 20150624-0060668.
* Easement for Broadband Communications, recorded in Instrument No. 20180207-0012287.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030417-0051549.

* Charter for Chester Avenue Townhomes Homeowners' Association, Inc., recorded as Instrument No. 20150928-0098469.
* Easements retained and Restrictions contained in Metropolitan Council Bill No. 69-905.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1035 Chester Avenue, Unit 5, Nashville, TN 37206**.

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.

Deanna Cornelius

Matthew Dean Erwin

Lillian Krauss

***LILLIAN KRAUSS**, spouse of **MATTHEW DEAN ERWIN**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **LILLIAN KRAUSS** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared Deanna Cornelius, 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 Matthew Dean Erwin, 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 Lillian Krauss, 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