Karen Johnson Davidson County
Batch# 1415585 DEEDWARR
05/05/2026 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,737.00
20260505-0040110

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454078**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,010,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 30th day of April, 2026. Notary Public My Commission Expires: 12/19/28

APRIL SUMRULL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-28

WARRANTY DEED

Address New Owner: Chase Michael White and Elise Coffey White 1026 Chicamauga Avenue Nashville TN 37206	Send Tax Bills To: movement mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 083 05 0 075.00

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, **Wallace D. Ralph, Jr. and Donna B. Ralph, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chase Michael White and Elise Coffey White, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14, Block E on the Plan of EAST WOOD ADDITION, of record in Plat Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wallace D. Ralph, Jr. and Donna B. Ralph, husband and wife, by Warranty deed from Integrity First Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20150324-0025314, in the Register's Office of Davidson County, Tennessee, dated March 20, 2015 and recorded on March 24, 2015.

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.

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 EAST WOOD ADDITION, as recorded in Plat Book 332, Page(s) 63.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20160105-0000959.

This is improved property located at 1026 Chicamauga Avenue Nashville TN 37206

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 30th day of April, 2026.

Wallace D. Ralph, Jr.

Donna B. Ralph

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wallace D. Ralph, Jr. and Donna B. Ralph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or 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 April 30, 2026

Affiant Signature

5th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605050040110