Karen Johnson Davidson County
Batch# 1418031 DEEDWARR
05/08/2026 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20260508-0041718

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Design Builders, LLC	New Owner	
(NAME)	(NAME)	081-15-0-122.00
255 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Gerald Christopher Houston, unmarried** ; HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Design Builders, LLC, a Tennessee limited liability compamy** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot Nos. 75 and 76 on the Plan of J. M., T. J. & G. W. Harding's Addition of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, being described as follows:

Beginning on the Westerly Margin of 18th Avenue North, formerly Salem Street, 30 feet Northerly from the Northerly Margin of Formosa Street; thence with the Westerly Margin of said Avenue Northerly 30 feet; thence westerly to the line between Lots Nos. 76 and 77 on Said Plan; thence with said line Southerly 30 feet; thence Easterly to the beginning.

Being the same property conveyed to Gerald Christopher Houston by Warranty Deed from Aaron Mclay and wife, Beulah Mclay of record in Book 8440, Page 495, Register's Office for Davidson County, Tennessee, dated September 03, 1991 and recorded on September 11, 1991.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1613 Dr. D B Todd Jr Blvd Nashville, TN 37208
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 27th day of April, 2026.

Gerald Christopher Houston

Gerald Christopher Houston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gerald Christopher Houston**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2026.

Notary Public

My Commission Expires: 7-3-28



Certificate of Authenticity

I, Holly A Mason, 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 4/21/26

Holly A

Affiant Signature

4/29/26

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of April, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026