Karen Johnson Davidson County
Batch# 1419255 DEEDWARR
05/12/2026 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $3,696.30
20260512-0042550

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 4/22/2029
(AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Davidson County

File No. EM-26-1200

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Builders Edge Lewiston, LLC	New Owner	
(NAME)	(NAME)	
1155 Crater Hill Drive	785 Franklin Ave. St. 843	144-07-0-003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin Lakes, NJ 07417	
(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, I/we, **Rachel T. Kaiser, a married woman and Rebecca D. Tidman, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Builders Edge Lewiston, LLC**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 2 on the Plan of Revision of Lots 1, 2 and 3, Section One, Chickering Park, of record in Book 2854, page 22, Register's Office for said County, described as follows: Beginning on the southerly margin of Crater Hill Road at the corner of Lots Nos. 1 and 2; thence in a southerly direction with the line between said two lots 158.6 feet to a point in said line marked by a monument; thence continuing in a southerly direction with the line between said two lots 154.4 feet to a point; thence north 87° 34' west 319.0 feet to a point marked by a monument; thence north 34° 59' east 153.33 feet to a point, being the southeast corner of Lot No. 3; thence in a northerly direction with the line between Lots 2 and 3, 274.8 feet to the southerly margin of Crater Hill Road; thence in an easterly direction with said road, 94.6 feet to a monument; thence continuing with same, southeastwardly 17.45 feet to a monument, the beginning of a curve; thence continuing with the margin of said road in a southeasterly direction around said curve 70.83 feet to the beginning.

Being the same property conveyed to J. Haskell Tidman Jr. and wife, Frances Irwin Tidman by Installment Deed from Florence Irwin dated January 4, 1977 and recorded January 11, 1977 in Book 5104, Page 602, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to J. Haskell Tidman, Jr., Trustee of the Tidman Tennessee Community Property Revocable Trust by Quitclaim Deed from J. Haskell Tidman Jr. and Annette I. Tidman, dated June 24, 2017 by deed of record in Instrument No. 20170626- 0064284, R.O.D.C.

Being the same property conveyed to J. Haskell Tidman, Jr. by Quitclaim Deed from J. Haskell Tidman, Jr., Trustee of the Tidman Tennessee Community Property Revocable Trust, dated August 20, 2019 and recorded August 21, 2019

in Instrument No. 20190821-0084090, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Rebecca D. Tidman, and Rachel T. Kaiser as tenant sin common by Executor's Quitclaim Deed from W. Warner McNeilly III, Executor of the Estate of J. Haskell Tidman, Jr. dated January 27, 2025 and recorded February 3, 2025 in Instrument No. 20250203-0008161, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 1155 Crater Hill Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 1st day of May, 2026.

Rachel T. Kaiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2026, before me personally appeared Rachel T Kaiser, 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 1st day of May, 2026.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Witness my/our hand this 8th day of May, 2026.

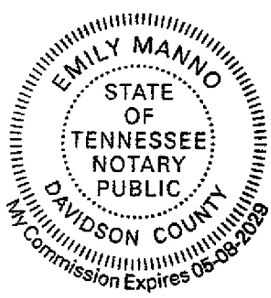
Rebecca D Tidman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2026, before me personally appeared Rebecca D Tidman, 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 8th day of May, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 5/8/2026 (date of document).

Affiant Signature

5/11/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 11 day of May, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

