Karen Johnson Davidson County
Batch# 1420008 DEEDWARR
05/13/2026 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260513-0043253

Inadvertently recorded in Williamson County as Book 10023, Page 820-822. Transfer tax already paid on said inadvertent recording. Re-recording in Davidson County to correct issue.

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454327**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $720,000.00 Affiant Subscribed and sworn to before me, this 13th day of May, 2026. Notary Public My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anvil L. Nelson, Jr and Deneice B. Nelson, Trustees 5117 Ravens Glen Nashville TN 37211	New Owner	Tax Parcel ID No. 172 14 0B 138.00

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, **Evelyn Epstein Lieberman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anvil L. Nelson, Jr and Deneice B. Nelson, Trustees of the Nelson Joint Revocable Trust,** ("Grantees"), their 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. 138, on the plan of CLUSTER LOT DEVELOPMENT WINFIELD PARK PHASE 1, SECTION 2, REVISION 2, of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Evelyn Epstein Lieberman, unmarried, by Warranty Deed from Sarah E. Brown, a married woman, of record in Instrument No. 20231122-0091153, in the Register's Office of Davidson County, Tennessee, dated November 21, 2023 and recorded on November 22, 2023.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 CLUSTER LOT DEVELOPMENT WINFIELD PARK PHASE 1, SECTION 2, REVISION 2, as recorded in Instrument No. 20010313-0024087.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT FOR WINFIELD PARK PHASE 1, SECTION 2, as recorded in Book 11700, Page 39 THRU 41.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001211-0122000 as re-recorded in Instrument No. 2002052-00061426.

Certification of duly adopted resolution (081815) for Winfield Park Homeowners Association, Inc recorded in Instrument No. 20160211-0013422.

Common Open Space deed recorded in Instrument No. 20020515-0059530.

This is improved property located at 5117 Ravens Glen Nashville TN 37211

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 8th day of May, 2026.

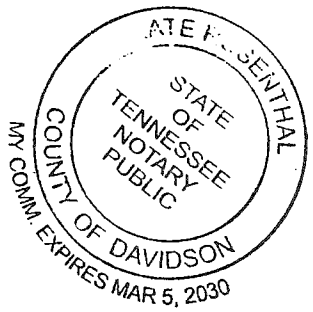
Evelyn Epstein Lieberman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Evelyn Epstein Lieberman, 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 8th day of May, 2026.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 05/13/2026 (date of document).

Affiant Signature

5/13/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

