THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554367

Karen Johnson Davidson County
Batch # 1421634 DEEDWARR
05/18/2026 10:01:55 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20260518-0044165

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2026.

Notary Public
My Commission Expires:

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen Kenny Scanlan 1811A 3rd Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 082 05 0N 001.00

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, **John Russell Heldman and Mamie Craig Heldman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen Kenny Scanlan**, ("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 Unit No. A together with the common areas as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 1811 3RD AVENUE NORTH, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140708-0060136, 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 Phoebe Clark Heldman, by Warranty Deed from John Ambrose, unmarried, of record in Instrument No. 20151104-0112577, in the Register's Office of Davidson County, Tennessee, dated November 02, 2015 and recorded on November 04, 2015. The said Phoebe Clark Heldman died on December 05, 2025, intestate, which her interest is said property being divided equally among the heirs at law, John Russell Heldman and Mamie Craig Heldman, as equal tenants in common, pursuant to Affidavit of Heirship of record in Instrument No. 20260113-0003201, in the Register's Office of Davidson County, Tennessee.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140708-0060136.

Charter for Homes at 1811 3rd Avenue North HOA, Inc. recorded as Instrument No. 20150526-0048370.

This is improved property located at 1811A 3rd Avenue North Nashville TN 37208

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 15th day of May, 2026.

John Russell Heldman
John Russell Heldman

mamie craig heldman
Mamie Craig Heldman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Russell Heldman and Mamie Craig Heldman, 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 15th day of May, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____