WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-ORE-26-1320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

Karen Johnson

Davidson County
Batch # 1422097
DEEDWARR
05/19/2026 01:51:55 PM
2 pgs
Fees: $13.00 Taxes: $3,015.50
20260519-0045031

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edwin Ragan Barbash and Katheryn Barbash Walker	**JPMorgan Chase Bank, N.A.,**	
(NAME)	(NAME)	
1320 Shelton Avenue	**3415 Vision Drive**	**072-07-0-031.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Columbus, OH 43219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **J'NAE FINCANNON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWIN RAGAN BARBASH AND KATHERYN BARBASH WALKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 20 and 21 on the Plan of Mora Sharpe Lands of record in Plat Book 547, Page 114, in the Register's Office for Davidson County, Tennessee, and further described according to a survey John Khol dated November 30, 1983 as follows:

Said parts of Lot Nos. 20 and 21 front together 150 feet on the southerly margin of Shelton Avenue and run back 75 feet on the easterly margin and 75 feet on the westerly margin to a line in the rear whereon together they measure 150 feet, more or less.

Being the same property conveyed to Jaylon Fincannon and wife, Judy Fincannon and J'Nae Fincannon, Unmarried, as tenants in common with rights of survivorship by Warranty deed from Eric Quiram and Amanda Quiram, Husband and Wife of record in Instrument No. 20100107-0001468 Register's Office for Davidson County, Tennessee, dated December 30, 2009 and recorded on January 7, 2010.

Being the same property conveyed to J'Nae Fincannon by Quitclaim Deed from Jaylon Fincannon and wife, Judy Fincannon filed April 20, 2026 of record in Instrument No. 20260420-0032077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 114, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1320 Shelton Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th DAY OF MAY, 2026.

J'Nae Fincannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J'NAE FINCANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212