THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 26-5546
Parcel ID: 082-11-0-021.00

Property Address:
223 Treutland Avenue, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1423243 DEEDWARR
05/20/2026 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20260520-0045626

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Optimum First Inc
755 Center Ave #900
Huntington Beach CA 92647

Name and Address of New Owner:
New Owner
223 Treutland Ave
Nashville TN 37207

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ANN BAUD, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CHAD ARNOLD, a single man, and NORA JOHNSON, a single woman, all as joint tenants**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Bryans Addition to Edgefield, now East Nashville, of record in Plat Book 21, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 77 fronts 50 feet on the Northerly side of Treutland Street, and runs back between parallel lines 165 feet to an alley. Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale deed from Douglas A. Rhodes of record in Book 11215, page 537, Register's Office for Davidson County, Tennessee, dated November 16, 1998 and recorded on November 23, 1998.

Being the same property conveyed to ANN BAUD, an unmarried woman by Deed dated October 13, 2015 from D218, LLC, a Tennessee Limited Liability Company, recorded October 15, 2015, in Instrument Number 20151015-0104925, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 223 Treutland Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2026 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 21, page 63, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

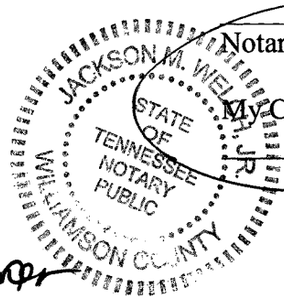
IN TESTIMONY WHEREOF, I have hereunto set my signature, this 18th day of May, 2026.

Ann Baud
ANN BAUD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ANN BAUD, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 18 day of May, 2026.



Notary Public

My Commission Expires:
11-19-28

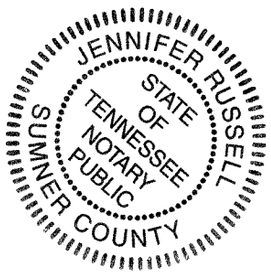
STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $899,000.00.

Affiant

SWORN TO and subscribed before me on this 20th day of May, 2026.

Jennifer Russell
Notary Public



My Commission Expires:
01/30/2029

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 5/18/26 (date of document).

Affiant Signature

5/20/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

