Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 7-9006-KP

Karen Johnson Davidson County
Batch # 1424172 DEEDWARR
05/22/2026 10:15:15 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20260522-0046830

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant
Subscribed and sworn to before me, this the 20th day of May, 2026.

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joel Beld 166 Lightwood Drive Nashville, TN 37013	New Owner	174 09 0B 003.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael E. Douglas, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Joel Beld, an unmarried man** (individually and/or collectively, "Grantee"), 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. 3 on the plan of Kingsport, Phase 1, as shown by plat of record in Instrument No. 20171117-0118044, as corrected in Instrument No. 20171205-0123987, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Douglas, an unmarried man, by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation, of record in Instrument No. 20180703-0064418, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded on July 03, 2018.

This is improved property located at: **166 Lightwood Drive, Nashville, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 19th day of May, 2026.

GRANTOR:

Michael E. Douglas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael E. Douglas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of May, 2026.

Notary Public
My Commission expires: Jan 22, 2029

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY