Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
40 Burton Hills Blvd., Suite 130
Nashville, TN 37215

# WARRANTY DEED

Karen Johnson
Batch # 1424925
05/26/2026 10:44:36 AM
Fees: $18.00 Taxes: $7,270.50
20260526-0047444

Davidson County
DEEDWARR
3 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,965,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sarah Tatum Christian | New Owner | |
| (NAME) | (NAME) | 104 11 0 149.00 |
| 2503 Fairfax Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BROOKS DAVERMAN AND AUDRA LADD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH TATUM CHRISTIAN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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(s) 9, as shown on the map entitled Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to Brooks Daverman and Audra Ladd, husband and wife, by Warranty Deed from Ann M. Delevante and Robert V. Delevante, wife and husband, of record in Instrument No. 20190715-0069030, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019 and recorded on July 15, 2019.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2503 Fairfax Ave, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 15 day of May, 2026

BROOKS DAVERMAN

AUDRA LADD

STATE OF New York

COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brooks Daverman and Audra Ladd, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of May, 2026.

Commission expires: 04/26/2027

Notary Public

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

## Certificate of Authenticity

I, Shira Kingrey, 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 May 15, 2026.

Date

Affiant Signature

05/22/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2026.

Notary's Signature

ABIGAIL WOODARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: 03/20/2028

Date

Notary's Seal (if on paper)