THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353854**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,431,500.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2026. Notary Public My Commission Expires: 7/7/27

Karen Johnson Davidson County
Batch # 1424932 DEEDWARR
05/26/2026 10:55:20 AM 2 pgs
Fees: $13.00 Taxes: $5,296.55
20260526-0047453

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Karen Kay Clothiaux 4830 Lee Road 86 Waverly, AL 65802	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 16 0 369.00

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, **Randall D. Brady and Nancy J. Vye, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Kay Clothiaux, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being the Easterly 12 foot Lot. 55 and the Westerly 38 feet of Lot No. 56 on the Plan of BELMONT LAND COMPANY'S SUBDIVISION, called "BELMONT HEIGHTS", of record in Book 421, page 34, Register's Office for said County.

Said parts of Lot No. 55 and 56 front together 50 feet on the Southerly said of Linden Avenue and run back between parallel lines 188 feet to an alley.

Being the same property conveyed to Randall J. Brady and Nancy J. Vye, husband and wife, by Warranty Deed from Mamie Irene McCoy Braden, unmarried, of record in Instrument No. 20070501-0051789, in the Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 01, 2007. Also See Scrivener's Affidavit recorded in Instrument No. 20070621-0074255.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN SHOWING SUB. OF 10 ACRES AND RE SUB OF LOTS 1 - 6 & 20 - 25, as recorded in Plat Book 421, Page(s) 34.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1605 Linden Avenue Nashville TN 37212

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 22nd day of May, 2026.

Randall D. Brady

Nancy J. Vye

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall D. Brady and Nancy J. Vye, 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 22nd day of May, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030