Karen Johnson Davidson County
Batch # 1424952 DEEDWARR
05/26/2026 11:26:34 AM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20260526-0047478

Property Addresses:
1110A N. 6th Street
Nashville, TN 37207

New Property Owner:
David B. Caruso and Carol H. Kingsley
1110 A North 6th St.
Nashville, TN 37207

Map & Parcel Number(s):

082-04-0-014.00

Mail tax bills to:
SAME AS NEW OWNER

This instrument prepared by:
UPLAND TITLE, LLC
1705 Ashley Circle
Bowling Green, KY 42104
(270) 282-4976

State of TN, DAVIDSON Co.:

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $899,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 22nd day of May, 2026.

Notary Public
My Commission Expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 21st day of ~~February~~ MAY, 2026, by and between **Sean Akira Davis and Cristina Leonor Davis, husband and wife**, party of the first part (Grantor), and, **David B. Caruso and Carol H. Kingsley, husband and wife**, party of the second part (Grantee),

WITNESSETH: That for and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 133, as shown on the map entitled Plan of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

SOURCE OF TITLE: BEING the same property conveyed to Sean Akira Davis, an unmarried man, from Jacob S. Kassinger and Olivia Kassinger, husband and wife, by Warranty Deed dated September 15, 2022, of record in Instrument No. 20220916-0103702 in the office of the Davidson County Register.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-ON-26-1110

FURTHER, BEING the same property conveyed to Sean Akira Davis and Cristina Leonor Davis, husband and wife, from Sean Akira Davis, a married man, by Quitclaim Deed dated October 2, 2024, of record in Instrument No. 20241015-0079940, in the office of the Davidson County Register.

This deed is prepared with information provided by the purchasers closing agent. Preparer makes no representation with regard to the completeness and accuracy of the information provided, and this conveyance is made subject to any matter(s) affecting the subject property not included in the information provided by the purchasers closing agent.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, jointly with rights of survivorship, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first written above.

Sean Davis

Sean Akira Davis

Cristina Davis

Cristina Leonor Davis

****

STATE OF KENTUCKY)
COUNTY OF WARREN)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sean Akira Davis and Cristina Leonor Davis, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 21st day of May, 2026.

JOSEPH RYAN LONEY
ONLINE NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMMISSION NO.KYNP40928
MY COMMISSION EXPIRES January 23, 2030

Notary Public
My Commission expires: 01/23/2030

This notarial act involved the use of communication technology. KYNP40928

****

~~(FOR RECORDING DATA ONLY)~~

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 05/21/26 and 05/22/26.

Affiant Signature May 22, 2026

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

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