THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454176** Karen Johnson Davidson County Batch# 1425407 DEEDWARR 05/27/2026 09:58:30 AM 3 pgs Fees: $18.00 Taxes: $9,805.00 20260527-0047963	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,650,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2026. Notary Public My Commission Expires: 7/25/29 Lynn McAlister STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Bayard Wilson and Eleanor Kahn 1711 Linden Avenue Nashville TN 37212	Send Tax Bills To: First Horizon Bank 12719 Cantrell RD Ste 200 Little Rock, AR 72223	Tax Information: Tax Parcel ID No. 104 16 0 198.00

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, **Ty Justin Popplewell and Angela Popplewell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bayard Wilson and Eleanor Kahn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the fifty front feet of part of Lot 165, as shown on the BELMONT LAND COMPANY'S PLAN, as of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said Western portion of Lot No. 165 fronts fifty feet on the Southerly side of Linden Avenue, North and extends backward to the South, between two parallel lines, 175 feet to an alley in the rear.

Being the same property conveyed to Ty Justin Popplewell and Angela Popplewell, Husband and Wife, by Warranty Deed from Taylor B. York, An Unmarried Man, of record in Instrument No. 20210603-0074456, in the Register's Office of Davidson County, Tennessee, dated May 28, 2021 and recorded on June 03, 2021.

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 COMPANY'S PLAN, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument Nos. 20160301-0019251 and 20220503-0051406.

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

This is improved property located at 1711 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 21st day of May, 2026.

Ty Justin Popplewell

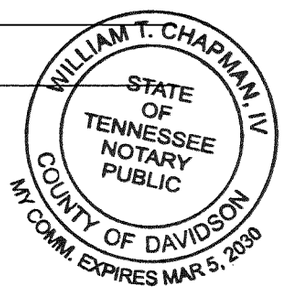
Angela Popplewell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ty Justin Popplewell and Angela Popplewell, 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 21st day of May, 2026.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Ryan Bafford, 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 26, 2026
Date

Affiant Signature

5/26/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 26th day of May, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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