Karen Johnson Davidson County
Batch# 1426347 DEEDWARR
05/28/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $7,011.69
20260528-0048361

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,895,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF May, 20 26

Notary Public

MY COMMISSION EXPIRES: 3-6-29
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MEMORIE WHITE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Ashley Anderson	Same	
(NAME)	(NAME)	103-04-0-245.00
4316 Colorado Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Christopher A. Salow and Stacey L. Salow, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), **HAVE** BARGAINED AND SOLD, AND BY THESE PRESENTS **DOES** TRANSFER AND CONVEY UNTO **Ashley Anderson,** unmarried , HEREINAFTER CALLED THE GRANTEE, HER 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 No. 5 and the Westerly 10 feet of Lot No. 4 of Block No. 15 on the Plan of Sylvan Park of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 and part of Lot No. 4 front together 70 feet on the Northerly side of Colorado Avenue, formerly 9th Avenue and run between parallel line, along the Easterly margin of 44th Avenue North, formerly Third Street, 160 feet to a 20 foot alley.

Being the same property conveyed to Christopher A. Salow and Stacey L. Salow, husband and wife by Warranty Deed from Kristin G. Barlowe and James S. Clauer, wife and husband of record in Instrument No. 20220610-0066351 Register's Office for Davidson County, Tennessee, dated June 03, 2022 and recorded on June 10, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

4316 Colorado Avenue, Nashville, TN 37209

unimproved
This is improved x property, known as

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs 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 27th day of May, 2026.

Christopher A. Salow

Christopher A. Salow

Stacey L. Salow

Stacey L. Salow

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27th day of May, 2026, before me personally appeared (via audio/video communication) Christopher A. Salow and Stacey L. Salow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 21, 2026.

Affiant Signature

5/27/26

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026