This instrument prepared by.
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25053-AP

Karen Johnson Davidson County
Batch# 1426482 DEEDWARR
05/28/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260528-0048524

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Subscribed and sworn to before me, this the 28th day of May, 2026.

Jessica Jones
Notary Public
My Commission Expires: 05-17-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Supervisory Services 757 Armstrong Place Brentwood TN 37027	New Owner	093-13-0-303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Naomi E. Cheairs, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Supervisory Services, a partnership**, hereinafter called the Grantee(s), his/her/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 the Easterly 50 feet of No. 9 on the plan of McCall Heirs Subdivision of Lots in Sigler's Plan, of record in Book 161, Page 61, Register's Office for said County.

Said part of Lot No. 9 fronts 50 feet on the Northerly margin of Hawkins Street and extends back between Parallel lines 205 feet to an alley.

Being all of the property conveyed to Naomi E. Cheairs, an unmarried woman, by deed from Naomi E. Cheairs and Deborah J. Cheairs, both unmarried, of record in Instrument No. 20260422-0033316, Register's Office for Davidson County, Tennessee, dated April 22, 2026 and recorded on April 22, 2026. Also see Quitclaim Deed in Instrument No. 20250722-0057850, Affidavit of Heirship in Instrument No. 20250722-0057849, Affidavit of Heirship in Instrument No. 20250722-0057848, Affidavit of Heirship in Instrument No. 20250722-0057847, Affidavit of Heirship in Instrument No. 20250722-0057846, Affidavit of Heirship in Instrument No. 20250722-0057845, Affidavit of Heirship in Instrument No. 20250722-0057844 and Quitclaim Deed in Book 9871, Page 661.

This is improved property located at: **1302 Hawkins Street, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of May, 2026

GRANTOR:

Naomi E Cheairs

Naomi E. Cheairs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Naomi E. Cheairs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2026.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CM Corriveau

Notary Public
My Commission expires: 1/22/2029

True Copy Certification

I, Jack E. Gritton II, 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 05/28/2026. (date of document)

Affiant Signature

Date: 05/28/2026

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Subscribed to me this 28th day of May, 2026.

Jessica Jones

Notary Public

My commission expires: 05/17/2028

