WARRANTY DEED

Karen Johnson Davidson County
Batch # 1426607 DEEDWARR
05/29/2026 09:30:13 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20260529-0048690

JM-C-26-120-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-8-29
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
You Proof LLC	**Same As New Owner**	
605 PRESS PL #111 (NAME) ~~120 Duluth Ave~~	(NAME)	**091-05-0-160.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37209~~ 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH A. WILSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YOU PROOF LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 25, on the plan of Westover as of record in Book 421, Page 25, Register's Office of Davidson County, Tennessee.
Said part of Lot fronts 50 ft. on the westerly side of Duluth Ave. and runs back between parallel lines 175 ft. to a dead line on which it measures 50 ft.

Being the same property conveyed to Kenneth A. Wilson by Final Order Reforming Deed to Real Property in Case No. 24-0783-1, vs Unknown heirs of Waverly Orndorff, dated January 22, 2025 and recorded January 29, 2025 in Instrument No. 20250129-0006863, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 421, Page 25, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

UNI

This is **improved** property known as: **120 Duluth Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF MAY, 2026.

Kenneth A. Wilson

STATE OF ~~TENNESSEE~~ GOD Alabama
COUNTY OF ~~DAVIDSON~~ GOD St Clair

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH A. WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2026.

Notary Public
My Commission Expires: 01/20/2030
(SEAL)

GLORIA DANIELS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212