Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1426865 DEEDWARR
06/01/2026 11:05:32 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20260601-0049020

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $525,000.00.

Affiant

Subscribed and sworn before me this the 20th day of May, 2026.

Notary Public
My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address of New Owner:
Kendall Calvert
370 Blackman Road
Nashville, TN 37211

Send Tax Bill to:

Tax Information:
147-05-0-003.00

New Owner

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES DAVID HUDSPETH AND WIFE, D NANCY KATHRYN HUDSPETH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENDALL CALVERT, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 581 on the Plan of Section XIV, Caldwell Hall, as of record in Book 3300, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description.

Being the same property conveyed to James David Hudspeth and wife, Nancy Kathryn Hudspeth by Warranty Deed from Herman E. Jacobs and wife, Betty Jacobs, dated 10/30/2007 and recorded 11/1/2007 in Instrument No. 20071101-0129150, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 370 Blackman Road, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29 day of June, 2026.

James David Hudspeth

Nancy Kathryn Hudspeth

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James David Hudspeth and Nancy Kathryn Hudspeth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of June, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY