THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554431

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $820,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2026.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson
Batch # 1426870
06/01/2026 11:19:10 AM
Fees: $13.00 Taxes: $3,034.00

Davidson County
DEEDWARR
2 pgs

20260601-0049028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trent Mitchell 311 35th Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 092 13 0 339.00

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, **Andrew Dunn and Nicole Jumper, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trent Mitchell, unmarried**, ("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 Lot No. 174 on the Plan of Map of HORTENSE PLACE of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicole Jumper and Andrew Dunn, Wife and Husband, by Quitclaim Deed from Nicole Jumper, a married woman, of record in Instrument No. 20220309-0027077, in the Register's Office of Davidson County, Tennessee, dated February 23, 2022 and recorded on March 09, 2022.

Being the same property conveyed to Nicole Jumper, by Warranty Deed from GMAT Holdings G.P., a Tennessee General Partnership, of record in Instrument No. 20150618-0058311, in the Register's Office of Davidson County, Tennessee, dated June 05, 2015 and recorded on June 18, 2015.

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 HORTENSE PLACE, as recorded in Plat Book 161, Page(s) 167.

This is improved property located at 311 35th Avenue Nashville TN 37209

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 29th day of May, 2026.

Andrew Dunn

Nicole Jumper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Dunn and Nicole Jumper, 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 29th day of May, 2026.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029