Prepared by:
Record and Return To:
Waterman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible] TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1426885
06/01/2026 11:33:33 AM
Fees: $13.00 Taxes: $10,360.00
20260601-0049052

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Elsah Prosperity Revocable Trust, dated May 4, 2026	NEW OWNER	117 07 0 209.00
(NAME)	(NAME)	
1725 Stokes Lane	1725 Stokes Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Casey Blackburn Alexander and Sunni Alexander, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Elsah Prosperity Revocable Trust, dated May 4, 2026**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOTS 145 & 146 NOEL'S SUBDIVISION OF WATKIN'S GROVE of record in Instrument No. 20131107-0115769, 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 Casey Blackburn Alexander and Sunni Alexander, husband and wife, by Warranty Deed from Allen Perry and Leah Perry, husband and wife, of record in Instrument No. 20221123-0124089, in the Register's Office of Davidson County, Tennessee, dated November 22, 2022, and recorded on November 23, 2022.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOTS 145 & 146 NOEL'S SUBDIVISION OF WATKIN'S GROVE, as recorded in Instrument No. 20131107-0115769.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION OF LOTS 145 & 146 NOEL'S SUBDIVISION OF WATKINS GROVE, as recorded in Instrument No. 20020311-0030140.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140214-0013148.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1725 Stokes Lane, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 8 day of May, 2026.

Casey Blackburn Alexander

Sunni Alexander

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Casey Blackburn Alexander and Sunni Alexander, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of May, 2026.

Notary Public

Printed Name: the undersigned

My Commission Expires: 12-29

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064