Karen Johnson
Batch # 1426956
06/01/2026 02:38:32 PM
Fees: $18.00 Taxes: $9,620.00
Davidson County
DEEDWARR
3 pgs
20260601-0049176

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00. Affiant Subscribed and sworn to before me this 29th day of May, 2026. Notary Public My Commission Expires:

CHRISTY W IVEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James H. Todd and Bonney Todd 1066 Lynnwood Boulevard Nashville, TN 37215	New Owner	Map and Parcel No.: 14403000400

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, Donald W. Abel Jr. and wife, Jackie R. Abel ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to James H. Todd and Bonney Todd, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1066 Lynnwood Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 29th day of May, 2026.

GRANTORS:

Donald W. Abel Jr.

Jackie R. Abel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald W. Abel Jr. and Jackie R. Abel, 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: 3/8/28

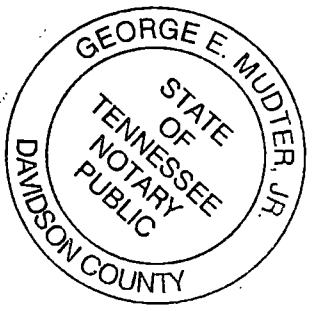


EXHIBIT "A"

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 24 and the westerly part of Lot No. 25 on the Plan of Chickering Hills, Section One, as of record in Book 2331, page 8, amended in Book 3099, page 573, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at a point on the northerly margin of Lynwood Boulevard at the common corner of Lots No. 23 and 24 on said plan; thence with the line between said two lots northerly 272.4 feet to a point in the southerly line of Lot No. 12 on said plan; thence with the line between Lots Nos. 11, 12 and 24 on said plan easterly 140 feet to a monument at the northeast corner of said Lot No. 24; thence with the line between Lots Nos. 11 and 25 on said plan northeasterly 56 feet to the northwest corner of the property conveyed to Herman Hudson by deed from W. L. Bainbridge, Jr. and wife, as of record in Book 2827, page 413, Register's Office for said County; thence with said Hudson's westerly line southerly 271.5 feet to a point in the northerly margin of said Boulevard, and point being 128 feet westerly from the southeast corner of said Lot No. 25; thence with the same around a slight curve to the right, westerly 287.61 feet to the beginning.

Being the same property conveyed to Donald W. Abel, Jr. and wife, Jackie R. Abel, by deed dated March 30, 2007 from Edward J. Cowell, Jr. Trustee of the Edward J. Cowell, Jr. Living Trust dated 10/07/04, with full power to sell transfer, mortgage and convey without signature of any beneficiary, of record in Instrument No. 20070402-0038987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Book 2331, page 8, amended in Book 3099, page 573, Register's Office for Davidson County, Tennessee.