Karen Johnson Davidson County
Batch# 1427656 DEEDWARR
06/03/2026 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260603-0050162

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554362**	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $623,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2026. Notary Public My Commission Expires: 2/23/30

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: The Charbonneau Family Trust 810 Shelby Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 16 0 392.00

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, **Alexander Douglas Heddle, now married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Scott Charbonneau and Susan McKay Charbonneau, Co-Trustees of The Charbonneau Family Trust**, ("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. 250 on the Plan of WILLIAMS ADDITION EDGEFIELD of record in Plat Book 21, Page 60, 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 Alexander Heddle, an unmarried man, by Warranty Deed from Heather D. Moody, an unmarried woman, of record in Instrument No. 20170302-0020736, in the Register's Office of Davidson County, Tennessee, dated February 28, 2017, and recorded on March 02, 2017.

Said property was never the marital residence of the Grantor.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILLIAMS ADDITION EDGEFIELD, as recorded in Plat Book 21, Page(s) 60.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Search Package

This is improved property located at 810 Shelby Avenue Nashville TN 37206

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 1st day of June, 2026.

Alexander Douglas Heddle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander Douglas Heddle, 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 1st day of June, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

True Copy Certification

I, Kim Murray, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 6-1-2026.

Kim Murray
Signature

Date: 6/2/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 2nd day of June, 2026.

Janice H. Collins
Notary Public

My commission Expires: 5/8/29

SEAL

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE