Karen Johnson Davidson County
Batch# 1429756 DEEDWARR
06/09/2026 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,285.60
20260609-0051940

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9045-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$888,000.00~~.

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2026.

Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Batia Elsa Karabel Aron Zwi Karabel 1703 15th Ave S Nashville, TN 37212	New Owner	091-15-0-180

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael Collins Chatham, Executor of The Estate of Robert C. Chatham** (individually and/or collectively, "Grantor"), transfer and convey unto **Batia Elsa Karabel and Aron Zwi Karabel, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Dash Chatham Subdivision of record in Instrument No. 200007190071315, 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 all of the property conveyed to Robert Chatham, by deed from Anne Chatham Ryan as Successor Trustee of the Robert Chatham Trust, of record in Instrument No. 20050125-0008862, Register's Office for Davidson County, Tennessee, dated January 19, 2005 and recorded on January 25, 2005. Also see Quitclaim Deed in Instrument No. 20040624-0075103, Quitclaim Deed in Instrument No. 200008030077016, Warranty Deed in Instrument No. 200001180005459, Deed of Correction Instrument No. 200004040033635, Warranty Deed in Book 11031, Page 389. Robert Chatham having since died on January 7, 2026. His estate has been probated in Docket No. 269-169, Circuit Court for Davidson County, Tennessee, appointing Michael Collins Chatham as Executor.

This is improved property located at: **5109 Nevada Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 5th day of June, 2026

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GRANTOR:

The Estate of Robert C. Chatham

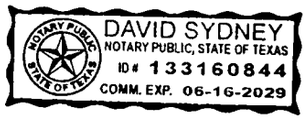
By: M. C. _____

Michael Collins Chatham, Executor

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Collins Chatham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Executor of of The Estate of Robert C. Chatham, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2026.



David Sydney

Notary Public
My Commission expires: June 16, 2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-8-2026.

Affiant Signature — Date: 6-8-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-8-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY