Karen Johnson Davidson County
Batch# 1432733 DEEDWARR
06/11/2026 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20260611-0053073

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00. Affiant Subscribed and sworn to me on June 10, 2026 Notary Public

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY:
William Ball
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37525

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
John Mofield 500 McDonald Drive Nashville, TN 37217	SAME ADDRESS AS NEW OWNER	- 120-05-0-156.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Karen Provence and Zachary Seabolt, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John Mofield, a single man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Glengarry Park, Section 4, of record in Book 2900, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 418 fronts 80.0 feet on the southeasterly margin of McDonald Drive and runs back between lines, measuring 258.4 feet on the northeasterly side and 260.0 feet on the southwesterly side to a dead line in the rear on which it measures 78.0 feet.

Being the same property conveyed to Karen Provence and Zachary Seabolt (son of deceased sister Deboarh Ann Baker), by Affidavit of Heirship of Pamela Diane Baker, dated November 15, 2025, and recorded December 9, 2025, in Instrument No's 20251209-0097736 and 20251209-0097735, said Register's Office.
Being the same property conveyed to Pamela Diane Baker and Karen Lynn Provence, by Will of Evelyn Ruth Dennie Baker, dated February 9, 2015, and recorded August 23, 2018, in Estate 18P1428 in Davidson County Circuit Court (Probate Division) and in Instrument No. 20180827-0084833, in said Register's Office.

Being the same property conveyed to Robert F Baker and wife, Evelyn D Baker, by Warranty Deed from Hudson and Driver Construction Company, Inc., dated March 27, 1961, and recorded March 28, 1961, in Book 3186, Page 557, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 2900, Page 72, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 3031, Page 42, said Register's Office.

4. Sanitary Sewer Easement of record in Book 4337, Page 325, said Register's Office.

5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 500 McDonald Drive, Nashville, TN 37217.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed

of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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.

WITNESS my hand on June 10, 2026.

Sellers:

Karen Provence

Karen Provence

Zachary Seabolt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Karen Provence and Zachary Seabolt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on June 10, 2026.

NOTARY PUBLIC

My Commission Expires: 11-5-29

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

37525

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on June 10, 26 (date of document).

Jennifer Pennell

June 11, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 11, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal