WARRANTY DEED

Karen Johnson Davidson County
Batch # 1432805 DEEDWARR
06/11/2026 02:26:30 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20260611-0053153

Y-BL-26-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Ernest Roberts Alley
Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 06-06-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ernest Roberts Alley, Jr.	Cross Country Mortgage, LLC	
(NAME)	(NAME)	**083-13-0-545.00**
501 Village Court	2160 Superior Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN NICHOLS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERNEST ROBERTS ALLEY, JR.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5 on the Plan of Final Plat of Resubdivision of Lot No. 10 & 11 of Revised Shelby Village No. One of record in Plat at Instrument No. 20131230-0130891, 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 a portion of the same property conveyed to Ryan Nichols, Unmarried by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20110805-0060329 Register's Office for Davidson County, Tennessee, dated August 04, 2011 and recorded on August 05, 2011.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20131230-0130891, Register's Office for Davidson County, Tennessee.
- Easement Agreement for Sewer Line of record in Instrument No. 20130429-0042445, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville of record in Book 4010, Page 673, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant For Detached Structure of record in Instrument Number 20190627-0062582, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **501 Village Court, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 8th DAY OF JUNE, 2026.

Ryan Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN NICHOLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of June, 2026.

Notary Public
My Commission Expires: 7/6/26
(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON