WARRANTY DEED

Karen Johnson Davidson County
Batch# 1432991 DEEDWARR
06/12/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20260612-0053409

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00

B. Corley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 4-03-29

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Klinger Charlene Klinger	First American Mortgage	117-15-0X-009.00
(NAME)	(NAME)	
421 Glen Drive W	Mail Stop: 142-C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Idaho Falls ID 83402	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Chaw Trust, dated June 28, 2023, as amended and restated**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brian Klinger and Charlene Klinger, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davison County, Tennessee, Being Lot No. 9 on the plan of Barlow Glen, of record in Plat at Instrument No. 20140528-0045612, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for complete description of the property.

Being the same property conveyed to Chidobe Awuzie, a single person by Warranty Deed from J. Trent Lehman, Trustee of the 421 Glen West Trust, dated 08/08/2024, of record in Instrument No. 202408130061232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chaw Trust, dated June 28, 2023, as amended and restated, by Quitclaim Deed from Chidobe Awuzie, a single person, dated 09/09/2024, of record in Instrument No. 202409090069279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 421 Glen Drive W, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: 9390d977-d5f7-4913-8340-652ec879e01e
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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), his/her/their 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), his/her/their 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.

Effective the 11th day of June, 2026.

Chaw Trust, dated June 28, 2023, as amended and restated

By: Chidobe Awuzie
Chidobe Awuzie, Trustee

State of Florida
County of Broward

Personally appeared before me, by means of two-way video and audio conference technology, the undersigned, a Notary Public in and for said County and State, the within named Chidobe Awuzie,Trustee of the Chaw Trust, dated June 28, 2023, as amended and restated, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

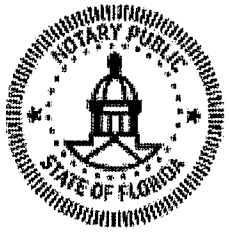
Witness my hand and Official seal at office on this 11th day of June, 2026.

Graig Raoul

Notary Public: Graig Raoul

My Commission Expires: 6/8/2028

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027



Graig Raoul
Commission No. HH526302
Expires: June 08, 2028
Notary Public-State of Florida

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 9390d977-d5f7-4913-8340-652ec879e01e
202606120053409

True Copy Certification

I, Yvette Meldrum, 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 11, 2026.

Signature

June 11, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 11th day of June, 2026.

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY