Karen Johnson Davidson County
Batch# 1433704 DEEDWARR
06/16/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,028.45
20260616-0054390

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 26045420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $818,500.00.*

Affiant

Subscribed and sworn to before me, this 15th day of June, 2026.

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 9/13/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wanda Donovan and Phillip Donovan 1719 7th Avenue Nashville TN 37208	New Owner	Tax Parcel ID No. 081 08 0 393.00

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, **Derek T. Hemann and Katarina Hemann, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wanda Donovan and Phillip Donovan, wife and husband**, ("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 the Northerly half of Lot No. 238 on the Plan of NORTH NASHVILLE REAL ESTATE COMPANY, of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 238 fronts 25 feet on the Westerly side of 7th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Derek T. Hemann and Katarina Hemann, husband and wife, by Warranty Deed from Emily M. Bienvenu, an unmarried woman, of record in Instrument No. 20211201-0158942, in the Register's Office of Davidson County, Tennessee, dated November 30, 2021, and recorded on December 01, 2021.

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 NORTH NASH REAL ESTATE COMPANY, as recorded in Plat Book 21, Page(s) 105.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 as amendment recorded in Book 11625, Page 280 and Instrument No. 20020425-0051069.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20170531-0053873.

This is improved property located at 1719 7th Avenue Nashville TN 37208

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 15th day of June, 2026.

Derek Tyler Hemann
Derek T. Hemann

Katarina Marie Hemann
Katarina Hemann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek T. Hemann and Katarina Hemann, 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 15th day of June, 2026.

Shira Kingrey
Notary Public
My Commission Expires: _____

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

Certificate of Authenticity

I, Joshua A. Terry, 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 6/15/2026.

Affiant Signature – Joshua A. Terry

6/15/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/15/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON