Karen Johnson Davidson County
Batch# 1435722 DEEDWARR
06/18/2026 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260618-0055297

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-5-29
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allison Paige Chandler	OWNER	Parcel ID: 083 07 0 042.00
(NAME)	(NAME)	
815 Powers Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thomas Francis Delaney, V and Kelsey Deboer Delaney, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allison Paige Chandler, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 8 on the Plan of Subdivision of Robert E Powers' Land of record in Plat Book 421, Page 56, in Register's Office for Davidson County, Tennessee.

Said part of said No. 8 fronts 50 feet on the Westerly side of Powers Avenue and runs back between line, 100.5 feet on the Northerly line and 111.5 feet on the Southerly line, to a dead line in the rear measuring 52 feet more or less thereon.

Being the same property conveyed to Thomas Francis Delaney V and Kelsey DeBoer Delaney, husband and wife from Anne E. Sargeant, single woman by Warranty Deed dated May 9, 2019 and recorded on May 21, 2019, in Instrument No. 20190521-0047725, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20260605-0050956, in Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 815 Powers Ave., Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 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 our hands this 17 day of June, 2026

Thomas Francis Delaney, V

Kelsey Deboer Delaney

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Thomas Francis Delaney, V and Kelsey Deboer Delaney, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of June, 2026.

Notary Public

My Commission Expires:

(SEAL)

OLIVIA CASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2030
DAVIDSON COUNTY

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 17, 2026

Tracey Perry
Signature

Date: 6-17-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 17th day of June, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028