Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1435760
06/18/2026 09:59:15 AM
Fees: $13.00 Taxes: $8,510.00

Davidson County
DEEDWARR
2 pgs

20260618-0055346

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Scott Emerick Kathryn T. Kincaid 1014 Foxwood Road Nashville, TN 37215	NEW OWNER	144 03 0 026.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John D. Claybrook and Florence C. Claybrook, husband and wife** ("Grantor"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **Scott Emerick, an unmarried man, and Kathryn T. Kincaid, an unmarried woman, as joint tenants with right of survivorship,** ("Grantee") all of our right, title and interest in and to that certain real property known as 1014 Foxwood Road, Nashville, TN 37215, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 7th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 40 on the Plan of Chickering Hills, Section One, of record in Book 2331, Page 8, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the easterly margin of Foxwood Road at the corner of Lot Nos. 40 and 41; thence with the lien between said lots easterly 238 feet to a point; thence northeasterly 68.12 feet to a point; thence northwesterly 214.30 feet to a point; thence northwesterly 152 feet to the easterly margin of Foxwood Road; thence with the margin of the same southeasterly around a curve 242.18 feet to the beginning of a curve; and continuing with the margin of said road around a curve southeasterly 141 feet to the point of beginning.

Being the same property conveyed to John D. Claybrook and Florence C. Claybrook, husband and wife, by Warranty Deed from Rudoff Jay Saperstein, Trustee of the Rudoff Jay Saperstein Revocable Trust, dated February 11, 2015 dated April 29, 2016, and recorded May 3, 2016, of record in Instrument No. 20160503-0043099, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1014 Foxwood Road, Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of record.

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 heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 10th day of June, 2026.

John D. Claybrook

Florence C. Claybrook

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2026, before me personally appeared John D. Claybrook and Florence C. Claybrook, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2026.

Notary Signature
My commission expires: 2/27/2029

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10 day of June, 2026.

Notary Public
My commission expires: ___

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029