THIIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9667-WE

Karen Johnson Davidson County
Batch# 1435848 DEEDWARR
06/18/2026 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $4,860.69
20260618-0055453

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,313,700.00.

B. Cotes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Elam	new owner	
4026 Aberdeen Road		103-08-0-229.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Anna Short Bridgers, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John B. Elam, unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 21, the Easterly one-half of Lot No. 22 and the Westerly 20 feet of Lot 24 of Block "H" on the Plan of Cherokee Park, Second Section, as of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the Northerly side of Aberdeen Road and runs back .199 feet on the Easterly line and 190.18 feet on the Westerly line to a dead line and measures 52 feet thereon.

Said part of Lot No. 22 fronts 25 feet on the Northerly side of Aberdeen Road and runs back 190.18 feet on the Easterly line, 187 feet, more or less, on the Westerly line to a dead line and measures 26 1/2 feet thereon.

Said part of Lot No. 24 fronts 20 feet on the Northerly side of Aberdeen Road and runs back 104.98 feet to the Southerly line of Lot No. 20 and measures 20 feet thereon.

Being the same property conveyed to Anna Short Bridgers, unmarried woman by Warranty Deed from Scott Freeman and wife, Allison Freeman, of record in Instrument No. 20170515-0047767 Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 15, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4026 Aberdeen Road, Nashville, TN 37205**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 the 18th day of JUNE, 2026.

Anna Short Bridgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anna Short Bridgers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of June. 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 18, 2026.

Signature

June 18, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this 18th day of June, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY