THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554548** Karen Johnson Davidson County Batch # 1438173 DEEDWARR 06/25/2026 11:17:01 AM 2 pgs Fees: $13.00 Taxes: $12,025.00 20260625-0057452	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,250,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2026. Notary Public My Commission Expires:

CARLIE VAN HUSS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Ty Popplewell and Angela Popplewell 915 Glendale Lane Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 09 0 068.00

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, **Earl B. Bennett and Rekeshia S. Bennett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ty Popplewell and Angela Popplewell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davison County, Tennessee, being Lot No. 15 on the Map of the Re-Subdivision of certain Lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 15 fronts 100 feet on the southerly side of Glendale Park Avenue and runs back between parallel lines 285 feet to the northerly line of Lot No. 37.

Being the same property conveyed to Earl B. Bennett and Rekeshia S. Bennett, husband and wife, by Warranty Deed from Chandelier Development, LLC Inc., a Tennessee Corporation, of record in Instrument No. 20210413-0049271, in the Register's Office of Davidson County, Tennessee, dated April 08, 2021 and recorded on April 13, 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 Re-Subdivision of certain Lots in Oak Hill Subdivision No. 1, as recorded in Plat Book 547, Page(s) 52.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1627, Page 432.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6303, Page 807.

This is improved property located at 915 Glendale Lane Nashville TN 37204

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 23rd day of June, 2026.

Earl B. Bennett

Rekeshia S. Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Earl B. Bennett and Rekeshia S. Bennett, 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 23rd day of June, 2026.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028