Karen Johnson
Batch # 1441744
07/02/2026 10:13:19 AM
Fees: $23.00 Taxes: $25,715.00

Davidson County
DEEDWARR
4 pgs

20260702-0059772

Prepared by:
Record and Return To:
[illegible] and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible], TN 37215

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 39236 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $6,950,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 30th day of June, 2026.<br><br>Notary Public<br>My Commission Expires: |

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| 114 Clarendon Avenue Trust<br>114 Clarendon Avenue<br>Nashville, TN 37205 | New owner | Map and Parcel No.:<br>11610000700 |

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, 5 String, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to William T. Chapman, IV, Trustee of the 114 Clarendon Avenue Trust, dated June 3, 2026 ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 114 Clarendon Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of June, 2026.

GRANTOR:

5 String, LLC, a Tennessee limited liability company

BY: Virginia Jessup Baker
Virginia Jessup Baker, President

STATE OF Tennessee

COUNTY OF Davidson County

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Virginia Jessup Baker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the President of 5 String, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2026.

Notary Public
My Commission Expires:




Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

## Certificate of Authenticity

I, Ashley Schad, 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 6/30/26.

Date

Affiant Signature

6/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2026

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 9 and part of Lot No. 8 of Deerfield, a subdivision of part of the homeplace of Johnson Bransford and wife, a plan of which is of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 105.45 feet on the north side of Clarendon Avenue, and extends back in a northerly direction between lines 208.9 feet on its westerly margin and 205.9 feet on its easterly margin to a dead line, measuring 100 feet on said dead line.

Said part of Lot No. 8 adjoins Lot No. 9 on Lot No. 9's easterly side and fronts 90 feet on the north side of Clarendon Avenue, and extends back in a northerly direction between lines 205.9 feet on its westerly margin and 205.9 feet on its easterly margin to a dead line and said dead line measures 87 feet, more or less.

Being the same property conveyed to 5 String, LLC, a Tennessee limited liability company, by deed dated July 2, 2018 from Nancy G. Webb, an unmarried woman, of record in Instrument No. 20180706-0065573, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer to City of Belle Meade of record in Book 5786, page 930, Register's Office for Davidson County, Tennessee.