Karen Johnson Davidson County
Batch# 1442766 DEEDWARR
07/07/2026 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20260707-0060895

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654758** ABBY MUDTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPT 5, 2028	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $799,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2026. Notary Public My Commission Expires: 9/5/28

WARRANTY DEED

Address New Owner: Hunter Myatt and Sally Myatt 924 Dundonnell Place Nashville TN 37220	Send Tax Bills To: ~~New Owner~~ First Bank 722 Columbia Ave. Franklin, TN 37064	Tax Information: Tax Parcel ID No. 161 01 0B 080.00

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, **Glenn F. Nabors, III and Ashley Humphrey now known as Ashley Nabors, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hunter Myatt and Sally Myatt, 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 Davidson County, Tennessee, being Lot No. 72 on the Plan of ABERDEEN WOODS, PHASE TWO, A PLANNED UNIT DEVELOPMENT, as shown by plat and survey of record in Plat Book 9700, Page 848, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Glenn F. Nabors, III and Ashley Humphrey, husband and wife, by Warranty Deed from Louis R. DeMarco and Virginia G. DeMarco, husband and wife, of record in Instrument No. 20170329-0030326, in the Register's Office of Davidson County, Tennessee, dated March 24, 2017 and recorded on March 29, 2017. Ashley Humphrey, having since married and is now known as Ashley Nabors.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABERDEEN WOODS, PHASE TWO, A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 9700, Page(s) 848.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10790, Page 189, as amended in Book 11303, Page 555; Book 11714, Page 843; Instrument No. 20000203- 0011436; Instrument No. 20030221-0023491; Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227.

Charter for Aberdeen Woods Home Owners Association, Inc. recorded in Book 10792, Page 896. Common Open Space Deed recorded in Instrument No. 20010110-0003209.

This is improved property located at 924 Dundonnell Place Nashville TN 37220

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 2nd day of July, 2026.

Ashley Humphrey now known as Ashley Nabors

Glenn F. Nabors, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Humphrey now known as Ashley Nabors and Glenn F. Nabors, III, 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 2nd day of July, 2026.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/2/26 (date of document).

Affiant Signature

7/2/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

