THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654718**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $464,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2026. Notary Public My Commission Expires: 9/13/2028

ADDALITA STEPHENS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1442905 DEEDWARR
07/07/2026 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,716.80
20260707-0061047

WARRANTY DEED

Address New Owner: Anita Joyce Hill 3606 Normandy Place S Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-01-0-074.00

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, **Anne M. Wilkins, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anita Joyce Hill**, ("Grantee"), her 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 parts of Lots 31, 32 and 33 of the West End Park Land Company Subdivision, of record in Book 421, page 152, Register's Office for said County, and being Lot Number 1 on the unrecorded survey of Lots 33, 32, and part of Lot 31 of the West End Park Company's Subdivision, described as follows: Said Lot Number 1 on said unrecorded plan begins at an iron pin in the northerly line of Lot Number 33, said point being 165 feet from the northeast corner of said Lot Number 33; thence South 84 deg. 45 min. East along the northerly margin of Lot Number 33, 55 feet to an iron pin; thence South 5 deg. 45 min. West 160.7 feet to an iron pin in the northerly margin of Normandy Place; thence North 81 deg. 0 min. West along the northerly margin of Normandy Place, 55 feet to an iron pin; thence North 5 deg. 45 min. East 157.5 feet to the point of beginning.

Being the same property conveyed to ANNE M. WILKINS, by deed from JAMES ALAN LEDBETTER AND GRACE LEDBETTER, HUSBAND AND WIFE, of record in Instrument No. 20200617-0062507, dated May 28, 2020, said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 104-01-0-074.00.

Matters shown on the Plan of record in Plat Book 421, page 152, said Register's Office.

This is improved property located at 3606 Normandy Place S Nashville TN 37209

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.

Anne M. Wilkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne M. Wilkins, 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.

Witness my hand, at office, this 2nd day of July, 2026.

Notary Public

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

My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 7/2/2026.

Affiant Signature – Joshua A. Terry

7/6/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/6/2026.

Notary Public

My Commission Expires: 5-10-29

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON