Karen Johnson Davidson County
Batch# 1442922 DEEDWARR
07/07/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260707-0061072

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-26-2960

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yonatan Meir Dotan and Emma Victoria Tett	**New Owner**	
(NAME)	(NAME)	
1319 Kenwood Drive		061-12-0-017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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/we, **Garrett Ingalls, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yonatan Dotan and Emma Victoria Tett, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property lying in the Davidson County, Tennessee, bounded and described as follows:

Beginning at an iron pin in the Northerly margin of Kenwood Drive, at the corner of Lots 5 and 7:

Thence North 06 degrees 53 minutes 36 seconds East 273.25 feet to an iron pin;

Thence North 62 degrees 04 minutes 24 seconds East 30.00 feet to an iron pin;

Thence South 84 degrees 49 minutes 16 seconds East 115.01 feet to an iron pin;

Thence South 84 degrees 55 minutes 12 seconds East 60.00 feet to an iron pin;

Thence South 06 degrees 48 minutes 54 seconds West 294.63 feet to an iron pin;

Thence North 83 degrees 25 minutes 09 seconds West 199.96 feet to the point of beginning.

Being the same property conveyed to Garrett Ingalls, a single man by Warranty Deed from Mark S. Crump, trustee of the Mary Ann Masters Revocable Trust, Dated November 11, 2021 of record in Instrument No. 20221027-0116368 Register's Office for Davidson County, Tennessee, dated October 25, 2022 and recorded on October 27, 2022.

This is property more commonly known as 1319 Kenwood Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my/our hand this 2nd day of July, 2026.

7/2/26

Garrett Ingalls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2026, before me personally appeared Garrett Ingalls, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 1·22·29

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Certificate of Authenticity

I, Alli Pinkston, 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 **July 2, 2026**.

Date

Alli P

Affiant Signature

7/6/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County