Karen Johnson Davidson County
Batch# 1445575 DEEDWARR
07/13/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $4,801.61
20260713-0063035

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION TWO HUNDRED NINETY SEVEN THOUSAND SEVEN HUNDRED THIRTY THREE AND 00/100 (1,297,733.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
IAN TEPLIN AND HANNAH EDELMAN (NAME)	**NEW OWNER** (NAME)	**082 03 0 580.00**
913 LISCHEY AVENUE NASHVILLE, TN 37207 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of July, 2026, the undersigned, **915 LISCHEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **IAN TEPLIN AND HANNAH EDELMAN, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **913 LISCHEY AVENUE, NASHVILLE, TN 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. Two (2), MINOR SUBDIVISION, 915 LISCHEY AVENUE, as shown on plat of record in Instrument No. 20250519-0039261, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to 915 Lischey, LLC, a Tennessee limited liability company, by Warranty Deed from Barbara E. White and Paul White, wife and husband, of record in Instrument No. 20250506-0035019, in the Register's Office of Davidson County, Tennessee, dated May 01, 2025, and recorded on May 06, 2025.

Being part of the same property conveyed to Barbara Rice, by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation, of record in Book 10438, Page 257, in the Register's Office of Davidson County, Tennessee, dated April 30, 1997, and recorded on May 01, 1997.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of July, 2026.

GRANTOR: 915 LISCHEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
BY: HENRY E. ROBSON
ITS: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **HENRY E. ROBSON** with who I am personally acquainted, and who upon oath acknowledged themself to be the President of **915 LISCHEY, LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **915 LISCHEY, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said President, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as President.

WITNESS my hand, at office, on this 10th day of July, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 10, 2026**.

Date

Alli P

Affiant Signature

7/13/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** 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