THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554574**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00 Affiant Subscribed and sworn to before me, this 9th day of July, 2026. Notary Public My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1447807 DEEDWARR
07/16/2026 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260716-0064227

WARRANTY DEED

Address New Owner: Allison Martin 3706 Princeton Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 05 0 172.00

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, **Lillian Bronson Binner and Travis Michael Kozak, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allison Martin, a single woman** ("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 the Easterly 25 feet front and 52 feet rear of Lot No. 4 and the Westerly 30 feet front and 20 feet rear of Lot No. 5 on the map of J. D. TORREY'S SUBDIVISION OF LOTS NO. 411 & 503 IN RICHLAND REALTY CO'S DIVISION "C" of record in Plat Book 421, Page 186, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Princeton Avenue 25 feet East of the common corner of Lots Nos. 3 and 4 of said subdivision; thence Northerly 135 feet more or less to a point in the Southerly margin of an alley 20 feet East of the common corner of Lots Nos. 3 and 4; thence Easterly with the Southerly margin of said alley 45 feet to a joint 25 feet West of the Northeast corner of Lot No. 5 of said subdivision; thence Southerly 94 feet, more or less to a point in the Northerly margin of Princeton Avenue 20 feet West of the Southeast corner of Lot No. 5; thence with then Northerly margin of Princeton Avenue 55 feet more or less to the point of beginning.

Being the same property conveyed to Lillian Bronson Binner and Travis Michael Kozak, as joint tenants with right of survivorship, by Warranty Deed from John Mitchell Carrington, II and Kathleen Ingram Carrington, husband and wife, of record in Instrument No. 20240709-0051388, in the Register's Office of Davidson County, Tennessee, dated July 08, 2024 and recorded on July 09, 2024.

Being the same property conveyed to John Mitchell Carrington, II and Kathleen Ingram Carrington, husband and wife, by Warranty Deed from Jeffrey T. Whitacre and Julia Whitacre, husband and wife, of record in Instrument No. 20220324-0034020, in the Register's Office of Davidson County, Tennessee, dated March 14, 2022 and recorded on March 24, 2022.

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 J.D. TORREY'S SUBDIVISION OF LOTS NO. 411 & 503 IN RICHLAND REALTY CO'S DIVISION C., as recorded in Plat Book 421, Page(s) 186.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3706 Princeton Avenue Nashville TN 37205

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 9th day of July, 2026.

Lillian Bronson Binner

Travis Michael Kozak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lillian Bronson Binner and Travis Michael Kozak, 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 9th day of July, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Certificate of Authenticity

I, Krystal Schuster, 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 7/9/26.

Date

Affiant Signature

7/9/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of July, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)