BOX 10-A.

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39361-07-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me this 24th day of July, 2026. Notary Public My Commission Expires:

LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sybilla Slavin 1907A Kimbark Drive Nashville TN 37215	Sybilla Slavin 1907A Kimbark Drive Nashville TN 37215	Map and Parcel No.: 09008012100

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, **Karisa K. Booth, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sybilla Slavin, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 650 C James Avenue, Nashville, TN 37209.

Alexander Conley, spouse of Grantor, joins in the execution of this instrument in order to convey all marital interest that he holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch # 1451727 DEEDWARR
07/27/2026 10:21:16 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00

20260727-0067966

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of July, 2026.

Karisa K. Booth

Alexander Conley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karisa K. Booth, married, 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 21st day of July, 2026.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander Conley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2026.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Being Land and all improvements described according to a survey by Georama Land Surveying, dated November 6-7, 1970, as follows:

Beginning at an iron pin in the easterly margin of James Avenue, at the southwest corner of the herein described land; thence with the margin of said Avenue N 46 deg. 57 mins. E 84 feet to an iron pin at the beginning of a curve at the entrance of Croley Drive; thence around said curve southeasterly 42.03 feet to an iron pin the westerly margin of Croley Drive; thence with Drive S 8 deg. 3 mins. E 46 feet to an iron pin in the beginning of a curve; thence along said curve southerly 48.17 feet to a point; thence along an old fence row N 64 deg. 10 mins. W 108 feet to the point of beginning.

Tract being also shown as Lot 52 on the Plat of the Subdivision of Lot 28 and part of Lot 30 of the B.F. Cockrill Farm, as of record in Book 332, page 2, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karisa K. Booth, an unmarried woman, by deed dated March 20, 2020 from Bekhzodkhon Dusmukhamedov, unmarried, of record in Instrument No. 20200324-0031959, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, Page 2, Register's Office for Davidson County, Tennessee.