WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1452043 DEEDWARR
07/28/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20260728-0068428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

File #26-TL-1417-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Pappas and Brittany Pappas	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
1417 Gartland Avenue	**3940 North Ravenswood Avenue**	**083 09 0 324.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAVID RICHTER AND KELLY RICHTER, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MATTHEW PAPPAS AND BRITTANY PAPPAS, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of The A.V.S LINDSLEY 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 97 fronts fifty (50) feet on the North side of gartland Avenue and extends back between parallel lines one hundred fifty (150) feet to an alley.

Being the same property conveyed to David Richter and Kelly Richter, by Warranty Deed from Matthew Glassmeyer and Shara Davidson-Glassmeyer, Husband and Wife, of record in Instrument No. 20210707-0091519, in the Register's Office of Davidson County, Tennessee, dated July 01, 2021, and recorded on July 07, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.V.S. LINDSLEY 29 ACRE TRACT, as recorded in Plat Book 57, Page(s) 66.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Structure recorded in Instrument No. 20240827-0065813.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated residential infill recorded in Instrument No. 20250319-0019514.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1417 Gartland Avenue, Nashville, TN 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 23rd day of July, 2026.

David Richter

Kelly Richter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2026, before me personally appeared David Richter, 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 23rd day of July, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2026, before me personally appeared Kelly Richter, 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 23rd day of July, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 23 day of July, 2026.

Affiant Signature
Date 7.23.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027