THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654734

Karen Johnson Davidson County
Batch# 1452110 DEEDWARR
07/28/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.23
20260728-0068510

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $307,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2026.

Notary Public
My Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Teryl Lymon 714 Ortega Road Nashville TN 37214	New Owner	Tax Parcel ID No. 096 16 0 148.00

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, **Margaret Bloom, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Teryl Lymon, single person** ("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 Lot No. 254-A on the Plan of Zone Lot Division of Lot 254-257 and 259, Larchwood, Section 3 of record in Plat Book 6250, Page 454, amending Plat Book 5200, Page 540 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret Bloom, by Warranty Deed from McLeod Properties, LLC, of record in Instrument No. 20160826-0089756, in the Register's Office of Davidson County, Tennessee, dated August 19, 2016 and recorded on August 26, 2016.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division of Lot 254-257 and 259, Larchwood, Section 3, as recorded in Plat Book 6250, Page(s) 454, as amended in Plat Book 5200, Page 540.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6076, Page 69, Book 6122, Page 482 and Amendment in Book 6250, Page 454.

Easement for Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, recorded in Book 7681, Page 611 and Book 7681, Page 617.

This is improved property located at 714 Ortega Road Nashville TN 37214

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 17th day of July, 2026.

Margaret Bloom
Margaret Bloom

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Bloom, 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 17th day of July, 2026.

Notary Public
My Commission Expires: 09-23-2029

MARIHA FISHER
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP37469
My Commission Expires Sep. 23, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 7/27/26.

Affiant Signature – Joshua A. Terry

7/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/27/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON