Karen Johnson Davidson County
Batch# 1452184 DEEDWARR
07/28/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20260728-0068626

Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $479,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anne J. Youngblood	~~New Owner(s)~~ c/o SWBC MORTGAGE CORP	073-09-0-063.00
2504 Cooper Lane	9311 SAN PEDRO AVE STE 100	
Nashville, TN 37216	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS W. IRVIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE J. YOUNGBLOOD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 54 on the Plan of Gibson Heights, of record in Book 1835, Page 133, Register's Office for said County.

Said Lot No. 54 fronts 110.0 feet on the Southeast margin of Cooper Lane and runs back 125.0 feet on the Northeast line and 129.91 feet on the Southwest line to a broken line in the rear which measures a total of 127.78 feet thereon.

Being the same property conveyed to Thomas Homer Irvin and wife, Anne Holt Irvin by Warranty Deed from James J. Howell and wife, Mary Ruth Howell of record in Book 3792, Page 257, Register's Office for Davidson County, Tennessee, dated July 16, 1964 and recorded on July 20, 1964.

Being the same property conveyed to Thomas W. Irvin, unmarried by Warranty Deed from Thomas Homer Irvin and wife, Anne Holt Irvin of record in Book 7552, Page 23, Register's Office for Davidson County, Tennessee, dated May 23, 1988 and recorded on May 24, 1988.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2504 Cooper Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of July, 2026.

Thomas W. Irvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas W. Irvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of July, 2026.

Notary Public

My Commission Expires: 1-8-27

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 21. 2026

Affiant Signature

28th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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