Karen Johnson Davidson County
Batch# 1455880 DEEDWARR
08/05/2026 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260805-0072059

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

CRT File No. 260755193

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Alex Knuckey
Affiant

Subscribed and sworn to before me, this 4th day of August, 2026.

Notary Public
My Commission Expires: 2/27/2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Miles Lindsey 5602 B Kentucky Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-06-0-301.00

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, **Cody Anderson and Allie Ruth Sick n/k/a Allie Anderson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miles Lindsey, an unmarried man** ("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 1507, Extension of Plan No. I, West Nashville to the Morrow Road, as shown on plat of record in Plat Book 57, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more Particular description of said property.

Being the same property conveyed to Cody Anderson and Allie Ruth Sick, husband and wife, by Warranty Deed from Anthony M. Gianeselli and Olivia Largent Gianeselli, f/k/a Olivia Largent, husband and wife, of record in Instrument No. 20210413-0049091, in the Register's Office of Davidson County, Tennessee, dated April 08, 2021 and recorded on April 13, 2021. Also see Affidavit of Abby Benson, Attorney at Low recorded in Instrument No. 20210422-0053815, Register's Office of Davidson County, Tennessee.

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 Plan No. I, West Nashville to the Morrow Road, as recorded in Plat Book 57, Page(s) 173.

This is improved property located at 5602 B Kentucky Avenue Nashville TN 37209

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 4th day of August, 2026.

Cody Anderson

Allie Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cody Anderson and Allie Anderson, 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 4th day of August, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Ashley Rudy, 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 August 4, 2026 (date of document).

Affiant Signature

Date: 8/4/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of August, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY