WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027 (AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

LB-AN-26-221

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aida Negash	**Same as New Owner**	
(NAME) **719 Davidson Road**	(NAME)	**060-12-0-149.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **JOHN W. CARROLL AND SUSAN M. CARROLL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AIDA NEGASH, SINGLE,** 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 the Davidson County, Tennessee, being Tract No. 6 on the Plan of Dewey E. Moore Lands, according to a survey by M. H. Regan, Surveyor, dated August 19, 1957, and being more particularly described as follows:

Beginning at an iron pin on the Westerly margin of a 35.0 foot line, said iron pin being the Northeasterly corner of Tract No. 5 on the above mentioned plan; thence North 84 degrees 35 minutes West 301.8 feet to an iron pin; thence North 4 degrees 55 minutes East 50.0 feet to an iron pin; thence South 84 degrees 35 minutes East 302.2 feet to an iron pin in the Westerly margin of a 35.0 foot land; thence South 4 degrees 55 minutes West 50.0 feet along the Westerly margin of a 35.0 foot lane, to the point of beginning.

Being the same property conveyed to Susan M. Carroll and John W. Carroll, wife and husband by Warranty Deed from Sophos, LLC, a Tennessee limited liability company of record in Instrument No. 20160216-0014396 Register's Office for Davidson County, Tennessee, dated February 10, 2016 and recorded on February 16, 2016.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Water Main Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3834, Page 80, in the Register's Office for Davidson County, Tennessee.
- All matters, as shown on survey prepared by M. H. Regan, Surveyor, dated August 19, 1957.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **221 Whitney Park Drive, Nashville, Tennessee 37207**.

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.

Karen Johnson Davidson County
Batch # 1455922 DEEDWARR
08/05/2026 01:42:06 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20260805-0072144

Witness my/our hand(s) this the 30 DAY OF JULY, 2026.

John W. Carroll

Susan M. Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of July, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of July, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212