THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755095**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 6th day of August, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1456452 DEEDWARR
08/07/2026 10:28:22 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20260807-0072863

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2028

WARRANTY DEED

Address New Owner: Dorian Anthony Clark and Kola Mi-Kel Ellis Clark 441 Clearwater Drive Nashville, TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150 01 0 183.00

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, **Mary Kelsoe, unmarried and Ren Kelsoe, unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Dorian Anthony Clark and Kola Mi-Kel Ellis Clark, married to each other** ("Grantees"), their 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. 149 on the Plan of EDGE-O-LAKE ESTATES, SECTION EIGHT, as of record in Plat Book 3700, Page 101, Register's Office for said County.

Said Lot No. 149 fronts 80.0 feet on the Northwesterly side of Clearwater Drive and extends back 163.00 feet on the Northeasterly line and 169.43 feet on the Southwesterly line, to a dead line in the rear, which is a broken line, measuring a total of 93.60 feet thereon.

Being the same property conveyed to David Kelsoe, an unmarried man, by Warranty Deed from Cliff View Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20151027-0109320, in the Register's Office of Davidson County, Tennessee, dated October 23, 2015, and recorded on October 27, 2015.

David Kelsoe died intestate on April 5th, 2025. Pursuant to the laws of intestate succession of the State of Tennessee, title to the property vested in his heirs at law, namely: Mary Kelsoe and Ren Kelsoe, as more particularly evidenced by the Affidavit of Heirship recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee. See also Probate Case No. 25P1074, Probate Division of the Seventh Circuit Court for 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 EDGE-O-LAKE ESTATES, SECTION EIGHT, as recorded in Plat Book 3700, Page(s) 100.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4076, Page 565.

Easement for the flow of the waters of East Fork Hamilton Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the East Fork Hamilton Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of East Fork Hamilton Creek.

This is improved property located at 441 Clearwater Drive Nashville, TN 37217.

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 6th day of August, 2026.

Mary Kelsoe

Ren Kelsoe by Mary Kelsoe A Hornsinfact
Ren Kelsoe
By: Mary Kelsoe, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, Mary Kelsoe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument in her individual capacity for the purposes therein contained. Mary Kelsoe further acknowledged that she executed the foregoing instrument as Attorney-in-Fact for Ren Kelsoe, pursuant to a valid Power of Attorney, and that she was authorized to execute the instrument on behalf of Ren Kelsoe for the purposes therein contained.

WITNESS my hand, at office, this 6th day of August 2026.

Notary Public

My Commission Expires: _____

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