Karen Johnson Davidson County
Batch# 1456475 DEEDWARR
08/07/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20260807-0072893

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755081** R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2026. Notary Public My Commission Expires: Nov 8, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas J. Henshall and Aviva Mattingly 5200 Kentucky Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 07 0 398.00

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, **Brendan Mahoney and Eryn Mahoney, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas J. Henshall, unmarried and Aviva Mattingly, unmarried, as joint tenants with right of survivorship** ("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. 1103, Block 172 on the Plan of NO. 1 PLAN OF WEST NASHVILLE of record in Plat Book 57, Page 74-75, 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 Brendan Mahoney and Eryn Mahoney, husband and wife, by Warranty Deed from Allen S. Hewson and Katherine M. Hewson, husband and wife, of record in Instrument No. 20191120-0119750, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019, and recorded on November 20, 2019.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74-75.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20150406-0029685.

This is improved property located at 5200 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 3rd day of August, 2026.

Brendan Mahoney

Eryn Mahoney

North Carolina
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ Moore)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brendan Mahoney and Eryn Mahoney, 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 3rd day of August, 2026.

Notary Public
My Commission Expires: 4/17/2027

JONATHAN L. BROWN GUERRERO
NOTARY PUBLIC
CUMBERLAND COUNTY, NC
My Commission Expires Apr. 17, 2027

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on August 4, 2026. (date of document).

Signature

Date: 8-5-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 5th day of August, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON