Karen Johnson Davidson County
Batch# 1458813 DEEDWARR
08/11/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260811-0074040

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Isaiah May, Carol Nies, and Stephanie May
105 Newell Avenue
Nashville, TN 37138
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 044-05-0; Parcel 151.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **BRADLEY T. HENDERSON, A MARRIED PERSON**, hereinafter referred to as "Grantor(s)", have bargained and sold and do hereby transfer and convey unto **ISAIAH MAY, A SINGLE MAN, AND CAROL NIES, A SINGLE WOMAN, AND STEPHANIE MAY, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter referred to as "Grantee(s)" their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being of an unnumbered tract on the Map of Rayon City, of Record in Book 843, Page 13, in the Register' s Office for Davidson County, Tennessee and described as follows, to-wit:

BEGINNING at a point in the southwesterly margin of Newell Avenue or Dupont Ave, at the northeast corner of Lot No. 46 on said plan; thence along the line of said Lot No. 46 southwesterly 121.6 feet at a point; thence northwesterly 40 feet to a point; thence northeasterly 121.6 feet to a point in the margin of Newell or Dupont Avenue; thence with the margin of the same southeasterly 50 fest to the point of beginning.

BEING the same property conveyed to Bradley T. Henderson, married, and Wenona L. Stark, married, by Warranty Deed dated July 23, 2018, from Whites Cottage, LLC, a Tennessee Limited Liability Company, recorded July 25, 2018, in Instrument No. 20180725-0072708, in the Register's Office of Davidson County, Tennessee. Further conveyed to Bradley T. Henderson, married, by Quitclaim Deed from Wenona L. Stark, married, dated November 9, 2021, and recorded November 29, 2021, in Instrument No. 20211129-0157273, in said Register's Office.

Kayla L. Stark, spouse of Bradley T. Henderson, joins herein to convey any interest she may have in the subject property by virtue of marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 105 Newell Avenue, Nashville, TN 37138.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee(s), their heirs and assigns, forever.

Grantor(s) covenant with the said Grantee(s) that Grantor(s) are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2026 real property taxes which will be prorated at closing and paid by the Grantee(s).

Grantor(s) further covenant and bind Grantor(s), their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my/our hand(s) and signature(s) on this the 6th day of August, 2024.

BRADLEY T. HENDERSON

KAYLA L. STARK

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley T. Henderson and Kayla L. Stark, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2024.

Notary Public

My Commission Expires: November 17, 2029
(SEAL)

GRACE TANT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6 day of August, 2026.

Notary Public

My commission Expires: 12/20/27
File No. GTS1-2026-202

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 08/6/2026 (date of document).

Karla Kard
Affiant Signature

08/6/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of August, 2026.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

