THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755249**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,208,500.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2026. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1458877 DEEDWARR
08/12/2026 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $4,471.45
20260812-0074338

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Doran and Varadila Doran 4503 Dakota Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 16 0 142.00

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, **Erika Danielle Nelson and Robert D. Nelson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Doran and Varadila Doran, husband and wife**, ("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 Number 404, Block 21, on the Plan of Charlotte Park Company's First Additions to Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Erika Danielle Nelson and Robert D. Nelson, wife and husband, by Warranty Deed from Phillip Smith, a married man and Deborah White, a married women, of record in Instrument No. 20200818-0092649, in the Register's Office of Davidson County, Tennessee, dated August 14, 2020 and recorded on August 18, 2020.

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 Charlotte Park Company's First Additions to Nashville, as recorded in Plat Book 57, Page(s) 103.

This is improved property located at 4503 Dakota 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 6th day of August, 2026.

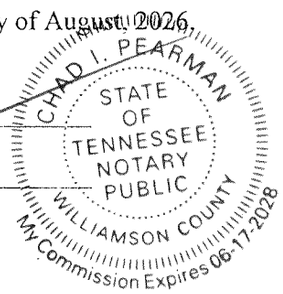
Erika Danielle Nelson

Robert D. Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erika Danielle Nelson and Robert D. Nelson, 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 6th day of August, 2026.



Notary Public
My Commission Expires: _____

True Copy Certification

I, **Tonya Cherry,** 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 this the 6 day of August, 2026.

Affiant Signature
Date 8/7/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027