Karen Johnson Davidson County
Batch# 1459538 DEEDWARR
08/14/2026 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $2,220.00
20260814-0075838

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39375-07-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. William Mudter Affiant Subscribed and sworn to before me this 11th day of August, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zoe C. Clark & William Clark 115 Oriel Avenue Nashville, TN 37210	New Owner	Map and Parcel No.: 119-01-0-409.00

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, Volunteer State Properties, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Zoe C. Clark and William Clark, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 115 Oriel Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, the corporate party by its duly authorized agents, effective as of the 11th day of August, 2026.

GRANTOR:

Volunteer State Properties LLC
a Tennessee limited liability company

BY: _____
William Mickler, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William Mickler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member of Volunteer State Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of August, 2026.

_____
Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

GRANTOR [continued]:

Volunteer State Properties LLC
a Tennessee limited liability company

BY: _____
Jose Gutierrez, Member

STATE OF CA

COUNTY OF Los Angeles

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jose Gutierrez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member of Volunteer State Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7 day of August, 2026.

_____
Notary Public
My Commission Expires: 6-14-2028

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2490453
My Comm. Expires Jun 14, 2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 105 BARBARA HEIGHTS, SECTION 2 on the plan of, record in Plat Book 3842, Page 270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Volunteer State Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Kenneth H. Fox Jr., married, of record in Instrument No. 20250731-0060881, in the Register's Office of Davidson County, Tennessee, dated July 23, 2025 and recorded on July 31, 2025.

Being the same property conveyed to Kenneth H. Fox Jr., an unmarried man, by Warranty Deed from Marc Froment-Meurice, unmarried, of record in Instrument No. 20170404-0032759, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017, and recorded on April 04, 2017.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, BARBARA HEIGHTS, as recorded in Plat Book 3842, Page(s) 270.

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 8-11-26 (date of document).

Affiant Signature

8-11-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

