Prepared by:
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1461855
08/19/2026 09:42:55 AM
Fees: $13.00 Taxes: $2,645.50

Davidson County
DEEDWARR
2 pgs

20260819-0077042

File #26-TL-1120-C

(SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Record and Return To:
Chapman and Rosenthal Title, Inc

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1120 Belvidere Dr.		
(NAME) 906 Albert Ct	(NAME) NEW OWNER	**131 04 0 081.00**
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KATHERINE A. COLBY, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

1120 BELVIDERE DR. LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being a parcel of land composed of Lot No. 21 and the Westerly 10 feet 7 inches of Lot No. 20 of Block 12 on the map of COLLEGE PARK, as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 62 feet, more or less, on the North side of Belvidere [sic] Drive and run back between lines, 185 feet 9 inches on the West line of Lot 21, and 170.96 feet, more or less, on the East line of Lot 20, to a dead line in the rear on which they measure 60.56 feet.

Being the same property conveyed to Katherine A. Seals, an unmarried woman, by Warranty Deed from Shirley J. Roos and Donald F. Roos, wife and husband, of record in Instrument No. 20080421-0040132, Register's Office of Davidson County, Tennessee, dated April 18, 2008, and recorded April 21, 2008. The said Katherine A. Seals is now known as Katherine A. Colby.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLLEGE PARK, as recorded in Plat Book 843, Page(s) 29.
* Easement recorded in Book 3893, Page 162.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1120 Belvidere Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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) this the 18th day of August, 2026.

Katherine A. Colby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2026, before me personally appeared Katherine A. Colby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2026.

Notary Signature
My commission expires:

