Prepared by:
Record and Return To:
[illegible] and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 150
[illegible] TN 37215

**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

Karen Johnson
Batch # 1461893
08/19/2026 10:40:12 AM
Fees: $13.00 Taxes: $5,920.00
20260819-0077104

Davidson County
DEEDWARR
2 pgs

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00

Affiant

Subscribed and sworn to before me, this 18TH day of August 2026.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

## WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Ronda Lea Rinker<br>3611 Woodmont Blvd<br>Nashville, TN 37215 | New Owner | Tax Parcel ID No.<br>117 05 0 146.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE CALDWELL WALKER,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RONDA LEA RINKER,** ("Grantee"), Grantee's 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 Lots No.7 through 12, inclusive, of Block "D" on the Revised Plan of Life & Casualty Insurance Company's Subdivision of Woodmont Acres, of record in Plat Book 843, page 102, 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 Julie Caldwell Walker by Deed dated June 14, 2019 from Robert Caldwell and Deborah Caldwell, individuals, recorded June 17, 2019, in Instrument Number 201906170057950, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: 3611 Woodmont Blvd Nashville, TN 37215

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 18th day of August 2026.

**JULIE CALDWELL WALKER**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIE CALDWELL WALKER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of August 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____