Karen Johnson Davidson County
Batch# 1462571 DEEDWARR
08/21/2026 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260821-0077915

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3283

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of August, 2026

Notary Public

Commission Expires: 9-21-27

TRICIA JONES NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/21/2027 WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Abigail Grizzell and Dylan Grizzell 2505 Stinson Road Nashville, TN 37214	SWBC Mortgage 9311 San Pedro # 100 San Antonio, TX 78216	084-16-0-066.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Matthew David Evans, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abigail Grizzell and Dylan Grizzell, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 35, on the Plan of Hargis Heights, of record in Plat Book 974, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew David Evans, an unmarried man by Warranty Deed from James Ballentine and wife, Carolyn Y. Ballentine of record in

Instrument No. 20181101-0108488 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 01, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2505 Stinson Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 13th day of August, 2026.

Matthew David Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2026, before me personally appeared Matthew David Evans, 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 13th day of August, 2026.

Cory Schuyler
Notary Signature
My commission expires: 2-2-2026



TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin,** Tennessee, BPR No. 033818, 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 August 13, 2026.

August 18, 2026

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 18 day of August, 2026.

Notary's Signature

My Commission Expires: 11-18-2029

Notary's Seal:

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY