Karen Johnson Davidson County
Batch# 1465650 DEEDWARR
09/01/2026 12:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260901-0080707

This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Rachel O'Brien-Eddy 1115 Lischey Avenue Nashville, TN 37207	Rachel O'Brien-Eddy 1115 Lischey Avenue Nashville, TN 37207	Map/Parcel: 08203044000

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Rachel O'Brien-Eddy, a married woman and Ryan Eddy, an unmarried man, who acquired title as a married couple has this day bargained and sold, and does hereby transfer and convey unto the said Rachel O'Brien-Eddy, a married woman, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove ex-spouse from title.

This is unimproved (X) property known as 1115 Lischey Avenue, Nashville, TN 37207
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Quitclaim Deed dated 03/09/2026 between Rachel O'Brien-Eddy, a married woman and Ryan Eddy, an unmarried man, who acquired title as a married couple, as Seller(s) and Rachel O'Brien-Eddy, a married woman, as Purchaser(s).)

Witness our hand this 9th day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rachel O'Brien-Eddy

ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Multnomah) ss

Personally appeared before me, Breeyn Knorr, a Notary Public in and for said County and State, Rachel O'Brien-Eddy the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 12121 Hazeldell Ave Oregon City, OR. this 9th day of March, A.D., 2026.

NOTARY STAMP/SEAL

OFFICIAL STAMP
BREEYN KNORR
NOTARY PUBLIC - OREGON
COMMISSION NO. 1048770
MY COMMISSION EXPIRES JUNE 03, 2028

NOTARY PUBLIC
Notary Commission Expires: June 03, 2028

AFFIDAVIT OF VALUE

STATE OF Oregon)
COUNTY OF Multnomah) ss

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 - (3E).

Subscribed and sworn to before me this the 9th day of March, 2026.

(Affix Seal)

Affiant

Notary Public

OFFICIAL STAMP
BREEYN KNORR
NOTARY PUBLIC - OREGON
COMMISSION NO. 1048770
MY COMMISSION EXPIRES JUNE 03, 2028

My Commission Expires: June 03, 2028

(Attached to and becoming a part of Quitclaim Deed dated 9/Feb./2026 between Rachel O'Brien-Eddy, an unmarried woman and Ryan Eddy, an unmarried man, who acquired title as a married couple, as Seller(s) and Rachel O'Brien-Eddy, an unmarried woman, as Purchaser(s).)

Witness our hand this 09 day of February, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ryan Eddy

Sultanate of Oman
(Country)
Capital Area
(State, province, etc.)
Muscat
(City)
Embassy of the United States of America
(Name of consular post)

ACKNOWLEDGMENT

STATE OF) SS:)
ss
COUNTY OF)

Personally appeared before me, BINH THANH HO, a Notary Public in and for said County and State, Ryan Eddy the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at U.S. Embassy Muscat, Oman this 09 day of February, A.D., 2026.

NOTARY STAMP/SEAL

Binh Thanh Ho
Notarizing Officer
U.S. Embassy Oman

NOTARY PUBLIC
Notary Commission Expires: My Commission Does Not Expire

Sultanate of Oman
(Country)
Capital Area
(State, province, etc.)
Muscat
(City)
Embassy of the United States of America
(Name of consular post)

AFFIDAVIT OF VALUE

STATE OF) SS:)
ss
COUNTY OF)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 - (3E).

Subscribed and sworn to before me this the 09 day of February, 2026.

(Affix Seal)

Affiant

Notary Public

Binh Thanh Ho
Notarizing Officer
U.S. Embassy Oman

My Commission Expires: My Commission Does Not Expire

EMBASSY OF THE UNITED STATES OF AMERICA
MUSCAT

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 08203044000

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 AND THE SOUTHERLY 1/2 OF LOT NO. 14 ON THE PLAN OF OAKWOOD PARK AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 13 AND PART OF LOT NO. 14 FRONT TOGETHER 46.5 FEET ON THE EASTERLY MARGIN OF LISCHEY AVENUE (FORMERLY NORTH FOURTH STREET) AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

Commonly known as: 1115 Lischey Avenue, Nashville, TN 37207-5706

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Rachel O'Brien-Eddy and Ryan Eddy, a married couple by Deed from Black Cahndelier Properties, LLC, a North Carolina Limited Liability Company of record as Document No. 20200313-0028255, said Register's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 3/9/2026 (date of document).

Affiant Signature

Aug 26, 2026
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 26 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: June 03, 2031

NOTARY'S SEAL

JUSTIN LEE ROBINSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-03-2031
Acting in the County of Wayne