Karen Johnson Davidson County
Batch# 1467974 DEEDWARR
09/03/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $10,193.50
20260903-0082006

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Clay Simpson and Candy Simpson<br>4415 Soper Ave<br>Nashville, TN 37204 | Clay Simpson and Candy Simpson<br>4415 Soper Ave<br>Nashville, TN 37204 | 132 09 0 041.00 |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tracy PW Hannon and Honor H. Hannon, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Clay Simpson and Candy Simpson, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4415 Soper Avenue, Nashville, TN 37204 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 11 on the Map Showing Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and Part of Lots 35 and 44 in Oak Hill Subdivision No. 1, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Said Lot No. 11 fronts 150 feet on the westerly side of Soper Avenue and runs back 119.7 feet on the northerly line and 120.1 feet on the southerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Tracy PW Hannon and Honor H. Hannon, husband and wife, by Warranty Deed from 2K Development LLC, a Tennessee Limited Liability Company, Seamus P. Ross, and Hubert Lee Worrell, IV, dated November 21, 2024, and recorded November 21, 2024, of record in Instrument No. 20241121-0091210, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4415 Soper Avenue, Nashville, TN 37204.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 26 day of August, 2026.

Tracy PW Hannon

Honor H. Hannon

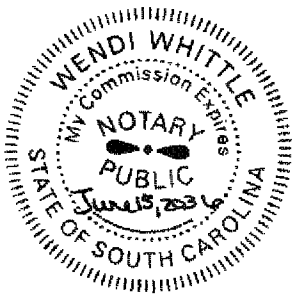
STATE OF South Carolina

COUNTY OF Beaufort

On this 26th day of August, 2026, before me personally appeared Tracy PW Hannon and Honor H. Hannon, 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 26 day of August, 2026.

Wendi Whittle
Notary Signature
My commission expires: June 15, 2036




**AFFIDAVIT OF VALUE**

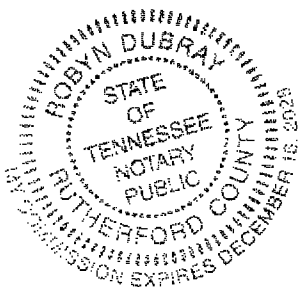
STATE OF Tennessee )
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,755,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31 day of August, 2026

Robyn Dubray
Notary Public
My commission expires: 12/16/2028



Certificate of Authenticity

I, [signature], 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 8/26/2026 (date of document).

[signature]
Affiant Signature

Date: 9/1/2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 1 day of September, 2026.

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

