SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470733 DEEDWARRSP
09/10/2026 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260910-0083873

W-BC-26-902

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/1/27
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Rion Wells Development LLC	Same	
(NAME)	(NAME)	105-13-0-328
~~902 Bradford Ave~~ 1300 Ascot Cv.		
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37204~~ Franklin, TN 37064		
(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, **MIKE URQUHART, ADMINISTRATOR OF THE ESTATE OF ANNE TEASLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RION WELLS DEVELOPMENT 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 Lot No. 14 on the Map of Waldkirch's Subdivision of Lots 8 and 9, in W.L.B. Lawrence Plan, as of record in Book 421 Page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the northerly side of Bradford, formerly Caroline Avenue, and extends back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Charter L. Teasley and wife, Anne G. Teasley by deed from Frank Wilson, Jr., and wife, Marjorie L. Wilson of record in Book 3868 Page 214, Register's Office for Davidson County, Tennessee, and dated March 2, 1965. Charter L. Teasley died on November 20, 1994, leaving Anne G. Teasley as sole surviving tenant. Anne G. Teasley died testate, on June 21, 2024. Her will being duly probated in Docket No. 25P321 in the Circuit Court of Davidson County, Tennessee. Heirs divested of the property by Agreed Oder for Insolvent Estate and to sell real property.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

This is **improved** property known as: **902 Bradford Ave, Nashville, Tennessee 37204**.

Witness my/our hand(s) this the 8th DAY OF SEPTEMBER, 2026.

Estate of Anne Teasley

BY: _____
Mike Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE URQUHART, ADMINISTRATOR of the ESTATE OF ANNE TEASLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of September, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Amy Cross Nance, 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 this 8th day of September 2026

Dated 9/8, 2026

SUBSCRIBED AND SWORN TO before me this 8th day of September 2026

Notary Public
My Commission expires 3/4/29

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 8th day of September, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL