Karen Johnson Davidson County
Batch# 1471656 DEEDWARR
09/10/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260910-0084261

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Naomi Cheairs
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of September, 2026.

(Affix Seal)

Notary Public

My Commission Expires: 11/17/2029

CHAD SERRATT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires Nov. 17, 2029

2026-07-4392

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Naomi Cheairs 504 Armistead Place Nashville, TN 37215	NEW OWNER	Map/Parcel 116-12-0D-504.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cheri C. Young, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Naomi Cheairs, unmarried,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 504 on the plan of Burlington Condominiums, Phase III, of record in Book 6250, page 103, Register's Office for said County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Cheri C. Young, a single person by Warranty Deed from Alicia Bird Derry, a single person of record in Book 9500, Page 155, Register's Office for Davidson County, Tennessee, dated October 21, 1994 and recorded on October 24, 1994.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 504 Armistead Place, Nashville, TN 37215.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 9 day September, 2026.

Cheri C. Young

Cheri C. Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of September, 2026, before me personally appeared Cheri C. Young, 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 9th day of September, 2026.

Caroline Sevier Hale

Notary Signature
My commission expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-02-2030

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 9-9-2026.

Affiant Signature — Date: 9-9-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-9-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY