Karen Johnson Davidson County
Batch# 1472710 DEEDWARR
09/15/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20260915-0085699

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755295**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $930,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2026. Notary Public My Commission Expires: 5/8/29

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Roberta Kress and Steven Kress 3804 Central Avenue Nashville TN 37205	Send Tax Bills To:	Tax Information: Tax Parcel ID No. 104 09 0 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cherie Maynard, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roberta J. Kress and Steven E. Kress, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 220, RICHLAND REALTY CO'S SECOND SUBDIVISION DIVISION "B", as shown on Plat of record in Plat Book 332, Page 92, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cherie Maynard, an unmarried person, by Warranty Deed from Mary C. Jones, unmarried, of record in Instrument No. 20230703-0050858, in the Register's Office of Davidson County, Tennessee, dated June 30, 2023 and recorded on July 03, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY CO'S SECOND SUBDIVISION DIVISION "B", as recorded in Plat Book 332, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20220817-0093253.

This is improved property located at 3804 Central Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of September, 2026.

Cherie Maynard _____

CM ~~Cherrie~~ Maynard
Cherie

STATE OF Illinois)
COUNTY OF Mclean)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid ~~Cherrie~~ Cherie VW Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of September, 2026.

Venus A Whitfield
Notary Public
My Commission Expires: 12-4-2026

OFFICIAL SEAL
VENUS A WHITFIELD
Notary Public, State of Illinois
Commission No. 886400
My Commission Expires
December 04, 2026

I, Christy Tesch, 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 8th day of September, 2026.

Date: 8th day of September, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of September, 2026.



Notary Public
My commission expires: 5-12-2030