Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson
Batch # 1476572
09/23/2026 09:51:37 AM
Fees: $13.00 Taxes: $1,646.50

Davidson County
DEEDWARR
2 pgs

20260923-0088142

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 181 Beasley Drive, Dickson, TN 37055,
File number: 2026-08-15926B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Delia Mae Mitchell	Delia Mae Mitchell	142 14 0 026.00
(NAME)	(NAME)	
709 Harpeth Pkwy		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **COLTON ALBRIGHT, ALSO KNOWN AS COLTON MCCREA ALBRIGHT, AND WIFE, THERESE ALBRIGHT, ALSO KNOWN AS THERESE MARIE ALBRIGHT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DELIA M. MITCHELL, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * aka Therese Marie Rosenburg

Land in Davidson County, Tennessee, being Lot No. 41 on the plan of Section 1, Harpeth Valley Park, of record in Plat Book 3600, Page(s) 93 and 94, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Beginning in the Westerly margin of Harpeth Parkway West, at the corner of Lot Nos. 40 and 41; thence in a Northerly direction with a curve, 77.7 feet to a monument in the margin of said Parkway; continuing North-westerly 57.7 feet to another monument; thence with a curve in a Westerly direction 38.30 feet to a monument in the Southeasterly margin of Harpeth Bend Drive; continuing along the margin of said Drive in a South-westerly direction 128.1 feet to a monument; thence in a Southeasterly direction along the rear of said Lot, 133 feet to a monument at the rear corner of Lots 40 and 41; thence Northeasterly with the line of said Lots, 117.8 feet to the beginning.

BEING the same property conveyed to Colton McCrea Albright and Therese Marie Rosenberg, both unmarried as joint tenants with rights of survivorship from Colton McCrea Albright and Tonya Albright by Quitclaim Deed dated May 17, 2022 and of record on May 24, 2022, in Instrument No. 20220524-0060108, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Witness our hands this 21st day of September, 2026

Colton Albright

Therese Albright

STATE OF TENNESSEE
COUNTY OF ~~KNOX~~ DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Colton Albright and Therese Albright** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2026.

Commission Expires: _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027