Karen Johnson Davidson County
Batch# 1477350 DEEDWARR
09/25/2026 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260925-0088934

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 260855644**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00.

Mary Catherine Davidson
Affiant

Subscribed and sworn to before me, this 24th day of September, 2026.

Notary Public
My Commission Expires: 11/14/2028

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-14-2028

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Mary Catherine Davidson<br>118 Blackburn Avenue, Unit B<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>130-01-0-148.00 |

**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, **Betty Mayton Powell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Catherine Davidson, an unmarried woman,** ("Grantee"), her successors, 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(s) 63, as shown on the map entitled Bransford Realty Company's Belle Meade Golf Links, of record in Plat Book 421, pages 94 & 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BETTY MAYTON POWELL, by deed from MARY H. COLTHARP, of record in Instrument No. 20150901-0088467, dated August 31, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 130-01-0-148.00.

Matters shown on the Plan of record in Plat Book 421, pages 94 & 95, said Register's Office.

This is improved property located at 118 Blackburn Avenue, Unit B 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 24th day of September, 2026.

Betty Mayton Powell

STATE OF Georgia )

COUNTY OF Richmond )

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

Witness my hand, at office, this 24th day of September, 2026.

Notary Public

My Commission Expires: 6/11/2028

JONATHAN JONES NOTARY PUBLIC RICHMOND COUNTY GEORGIA EXPIRES 06-11-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/24/2026.

Date

Affiant Signature

9/24/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of September, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-