This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26132-DJ

Karen Johnson Davidson County
Batch# 1477470 DEEDWARR
09/25/2026 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260925-0089078

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Clayton Bennett
Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2026.

Notary Public
My Commission Expires: 11/17/2029

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clayton Bennett and Kendal Ingram 1212 Stratford Avenue Nashville, TN 37216	FirstBank 722 Columbia Avenue Attn: Mortgage Department Franklin, TN 37064	072-03-0-049

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Patrick E. Lynch and Jessica R. Foster, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Clayton Bennett, an unmarried man, and Kendal Ingram, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 238 on the plan of Inglewood Place, as of record in Book 332, page 101, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 238 fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Patrick E. Lynch and Jessica R. Foster, husband and wife by Warranty Deed from Cassandra Lee Warren and Michael Joshua Warren, wife and husband, dated December 9, 2022, recorded December 19, 2022, of record in Instrument No. 20221219-0130964, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1212 Stratford Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 22 day of September, 2026.

GRANTOR:

Patrick E. Lynch

Jessica R. Foster

STATE OF COLORADO
COUNTY OF BOULDER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick E. Lynch and Jessica R. Foster, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of September, 2026.

CATHY L SHEFFIELD
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20224005112
MY COMMISSION EXPIRES FEB 7, 2030

Notary Public
My Commission expires: 02/07/2030

I, Kirsten Virden, 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 09/22/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/22/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

