Karen Johnson Davidson County
Batch# 1478843 DEEDWARR
09/30/2026 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20260930-0090212

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is **$675,000.00.** Julia A Harrington **Affiant** Subscribed and sworn to before me This 29th day of September 2026. **Notary Public** My Commission Expires: 3/5/30 AMYAN SINDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-5-2030

Address New Owners as:	Tax Bill To:	Map / Parcel
Julia A. Harrington and Jonah L. Harrington 2618 Ashwood Ave, Nashville, TN 37212	New Owners	104 15 0 051.00

This instrument was prepared by: Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, William C. Allen, (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Julia A. Harrington and Jonah L. Harrington, husband and wife** (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 79, Plan of Sunset Park Subdivision, as shown on plat of record in Plat Book 332, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said part of Lot 79 fronts 50 feet on the northerly side of West Ashwood Avenue and runs back between parallel lines, 160.5

feet to a dead line Subject to matters as shown on plat of record in Plat Book 332, Page 132, Register's Office of Davidson County, Tennessee. Easement granted to the City of Nashville of record in Book 1682, Page 247, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William C. Allen, from Karen Compton Lanning, Trustee of the Richard Smith Lanning Revocable Trust, by Warranty Deed recorded on the 18th of June, 2019 in Instrument No. 20190618-0058437, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2618 Ashwood Avenue, Nashville, TN 37212

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 29 day of September 2026.

Grantor:

By: William C. Allen

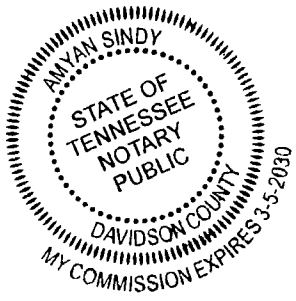
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29th day of September, in the year 2026, before me the undersigned, personally appeared **William C. Allen,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 29th day of September, 2026.

Notary Public

My Commission Expires: 3/5/31



Certificate of Authenticity

I, Robert J. Notestine, III, 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 9/29/26

AFFIANT SIGNATURE

9/29/26
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 29 day of September, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030