THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $840,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2026. Notary Public My Commission Expires: Nov 4, 2027

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1480334 DEEDWARR
10/02/2026 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20261002-0091031

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caroline Jane Kerr 4205 Idaho Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103-04-0-078.00

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, **Lisa M. Ferris, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline Jane Kerr**, ("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) 106, as shown on the map entitled Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, page 103, 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 ALPHONSE D. CANNAVACIOLO AND ALBINA S. CANNAVACIOLO, HUSBAND AND WIFE AND LISA C. FERRIS, AN UNMARRIED WOMAN, by deed from THELMA LITTLE, of record in Book 10698, page 207, dated November 21, 1997, said Register's Office.

ALPHONSE D. CANNAVACIOLO AND ALBINA S. CANNAVACIOLO, HUSBAND AND WIFE conveyed to LISA M. FERRIS by quitclaim deed of record in Instrument No. 20050412-0040491, dated March 30, 2005, 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. 103-04-0-078.00.

Matters shown on the Plan of record in Plat Book 57, page 103, said Register's Office.

This is improved property located at 4205 Idaho Avenue Nashville TN 37209

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 1st day of October, 2026.

Lisa M. Ferris

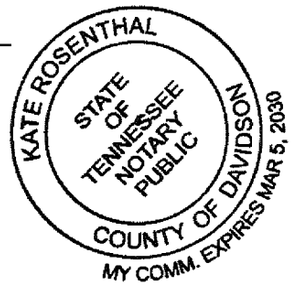
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa M. Ferris, 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 1st day of October, 2026.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on October 1, 2026. (date of document).

Signature

Date: 10-1-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 1st day of October, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON