Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260955781

Karen Johnson Davidson County
Batch # 1480844 DEEDWARR
10/06/2026 09:08:17 AM 2 pgs
Fees: $13.00 Taxes: $1,161.80
20261006-0091754

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $314,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2026.

Notary Public
My Commission Expires:

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
GLGK Family Heritage Holdings,	New Owner	Tax Parcel ID No.
907 Spain Ave	7936 Oakfield Grove	072 09 0 148.00
Nashville TN 37216	Brentwood, TN 37027	

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, **Kristin Lee, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **GLGK Family Heritage Holdings, LLC, a Tennessee Limited Liability Company** ("Grantees"), its 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 the East half of Lot No. 19 on the MAP OF BUSH SPAIN'S SUBDIVISION BEING OF PART OF THE ZACK STULL LANDS, of record in Book 161, Page 129, Register's Office for Davidson County.

Said part of said lots fronts 50 feet on the Northerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Arthur E. McClellan, Trustee and further conveyed to Mildred Lee Mitchell and George Andrew Hayes, reserving a life estate interest, with the remainder interest in said property being conveyed to Kristin Lee by Quitclaim Deed from Mildred Lee Mitchell and Georgie Andrew Hayes, of record in Instrument No. 20080909-0092349, in the Register's Office of Davidson County, Tennessee, dated August 22, 2008 and recorded on September 09, 2008. The said Mildred Lee Mitchell died on January 07, 2011, terminating her life estate interest.

Being the same property conveyed to Sam E. Wallace, Trustee, and further conveyed to Mildred Lee. Mitchell by Quitclaim Deed from Clarence E. Mitchell, of record in Book 5951, Page 511, in the Register's Office of Davidson County, Tennessee, dated July 16, 1982, and recorded on October 18, 1982.

Being the same property conveyed to Clarence E. Mitchell and wife, Doris Lee Mitchell, by Warranty Deed from Administrator of Veterans Affairs, of record in Book 3813, Page 574, in the Register's Office of Davidson County, Tennessee, dated September 08, 1964, and recorded on September 21, 1964. Being the same property wherein title was vested in Clarence E. Mitchell by Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 55138.

George Andrew Hayes having since died March 27, 2023 in Sumner County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BUSH SPAIN'S SUBDIVISION BEING OF PART OF THE ZACK STULL LANDS, as recorded in Plat Book 161, Page(s) 129.

This is improved property located at 907 Spain Ave Nashville TN 37216

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 5th day of October, 2026.

Kristin Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 5th day of October, 2026.

Notary Public
My Commission Expires: _____



My Commission Expires
November 25, 2028