Karen Johnson Davidson County
Batch# 1483057 DEEDWARR
10/12/2026 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $3,533.50
20261012-0093404

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

CRT File No. 260755256

STATE OF ~~TENNESSEE~~) New York
COUNTY OF ~~DAVIDSON~~) New York

The actual consideration or value, whichever is greater, for this transfer is: $955,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2026.

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO0029053
Qualified in New York County
My Commission Expires Sep 20, 2028

Notary Public
My Commission Expires: 9/20/28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kate McClarnon and Marshall McClarnon 1029 Cheatham Place Nashville TN 37208	New Owner	Tax Parcel ID No. 081 16 0 150.00

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, **Robert J. Krayn and Annette Lo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kate McClarnon and Marshall McClarnon, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Being parts of Lot Nos. 95 and 96, in MCGAVOCK WETMORE AND OTHERS ADDITION TO NASHVILLE CALLED THE TOWN OF MCGAVOCK, plat of record in Plat Book 21, Page 23, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the Southwest corner of Cheatham Street and an alley, being the Northeast corner of said Lot No. 96, running thence with the Western margin of said alley, Southerly 100 feet, more or less, to an alley about 10 feet wide; thence at right angles to the last line and along the Northern margin of said 10 foot alley, 50 feet; thence at right angles and on a line parallel with the first named alley, Northerly 85 feet, more or less, to Cheatham Street; thence with the Southern margin of Cheatham Street Easterly 51 feet 4 inches, more or less, to the beginning.

Being the same property conveyed to Robert J. Krayn and Annette Lo, tenants in common with rights of survivorship, by Warranty Deed from Nashville Mo, LLC, of record in Instrument No. 20180724-0071933, in the Register's Office of Davidson County, Tennessee, dated July 19, 2018 and recorded on July 24, 2018.

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 MCGAVOCK'S TOWN NORTH NASHVILLE, as recorded in Plat Book 21, Page(s) 23.

This is improved property located at 1029 Cheatham Place Nashville TN 37208

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.

Robert J. Krayn

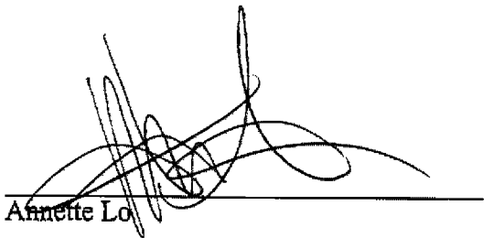
STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert J. Krayn, 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 1 day of October, 2026.

Notary Public
My Commission Expires: 9/20/28

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO0029063
Qualified in New York County
My Commission Expires Sep 20, 2028



Annette Lo

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Annette Lo, 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 30th day of September, 2026.

Notary Public
My Commission Expires: 3-14-2030

Danielle Parr
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires March 14, 2030

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 5th day of October, 2026.

Blake Harris Reynolds
Date: 10/5/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of October, 2026.

Notary Public
My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY