Karen Johnson Davidson County
Batch# 1483655 DEEDWARR
10/14/2026 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20261014-0094198

KENY PETIT-FRERE Notary Public Commonwealth of Massachusetts My Commission Expires January 24, 2031 (Notary Stamp)	STATE OF ~~TENNESSEE~~ Massachusetts COUNTY OF ~~DAVIDSON~~ Middlesex The actual consideration or value, whichever is greater, for this transfer is $590,000.00 Affiant Subscribed and sworn to before me, this September 30, 2026. Notary Public My commission expires: January 24, 2031

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rachel Ann Pond Dibble		
2107 32nd Avenue South	New Owner	104-10-0-259.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Nicholas Reid White and Jennifer Sarah Lindsey, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Rachel Ann Pond Dibble AKA Rachel Dibble, a single woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 5-A, Westview, Zone Lot Division of Lot 5, as shown on Plat of record in Plat Book 5800, Page 393, amended in Plat Book 6250, Page 69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas Reid White and Jennifer Sarah Lindsey, husband and wife by Warranty Deed from Davis Lancaster Reese and Christiana Graham Reese of record in Instrument No. 20210302-0025949 Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on March 02, 2021.

Christiana L. Reese having since died April 18, 2013 intestate leaving David Lancaster Reese and Christiana Graham Reese as her sole heirs at law. See Affidavits of Heirship of record in Instrument No. 20131115-0118458 and in Instrument No. 20210222-0021080, said Register's Office. Also, see Probate of Intestate Estate of Christiana Lancaster Reese, deceased, Docket No. 13P-878 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is [x] improved [ ] unimproved property known as 2107 32nd Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantors has hereunto executed this instrument on this 29 day of September, 2026.

Nicholas Reid White

Jennifer Sarah Lindsey

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nicholas Reid White and Jennifer Sarah Lindsey, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29 day of September, 2026.

Notary Public

My Commission Expires: 01-24-2031

Lenders Title Company File No. TN-2605932-7524

KENY PETIT-FRERE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 24, 2031

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 29, SEPTEMBER 2026.

Custodian's Signature — 10/13/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 13 day of OCTOBER 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY