Karen Johnson Davidson County
Batch# 1485158 DEEDWARR
10/16/2026 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20261016-0094905

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855602**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. William Lawrence Bannister IV Affiant Subscribed and sworn to before me, this 15th day of October, 2026. Notary Public My Commission Expires: 3/5/2030

MIKE BOYD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: William Lawrence Bannister, IV and Caroline Hawkins Bannister 1202 Clifton Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-12-2L-002-00CO

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, **Dodd Development Group, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Lawrence Bannister, IV and Caroline Hawkins Bannister, husband and wife**, ("Grantees"), their 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 Unit "B" on the plan of 1202 Clifton Lane, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1202 Clifton Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20250620-0048563, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to DODD DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BARS HOOPER HOLDINGS, LLC, of record in Instrument No. 20250326-0022614, dated March 21, 2025, 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. 117-12-0-032.00.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20250620-0048563, said Register's Office.

Declaration of Restrictive Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20250819-0066285, and in Instrument No. 20260918-0087055, said Register's Office.

Notice of Completion of record in Instrument No. 20260910-0083788, said Register's Office.

This is improved property located at 1202 Clifton Lane Nashville TN 37215

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 15th day of October, 2026.

Dodd Development Group, LLC

Beth Dodd, Manager

By: Beth Dodd, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Beth Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager (or other officer authorized to execute the instrument) of Dodd Development Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid Manager.

Witness my hand, at office, this 15th day of October, 2026.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: 5/8/2028

I, Christy Tesch, 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 15th day of October, 2026.

Date: 15th day of October, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of October, 2026.

Notary Public
My commission expires: Sept. 5th 2029

