WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369700 DEEDWARR
01/14/2026 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260114-0003480

STATE OF TENNESSEE
COUNTY OF DAVIDSON 39019

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED FORTY THOUSAND AND 00/100 (440,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SAMANTHA SCHRAVEN AND ADAM KNIGHT (NAME)	Cadence Bank	**070 15 0 010.00**
1108 JENNINGS STREET NASHVILLE, TN 37208 (ADDRESS)	PO Box 3356 Tupelo, MS 38803	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 13th day of January, 2026, the undersigned, **WAVERLY ANN HARRIS AND WILLIAM DESHAZER, WIFE AND HUSBAND,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SAMANTHA SCHRAVEN, UNMARRIED, AND ADAM KIGHT, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE,** having an address of **1108 JENNINGS STREET, NASHVILLE, TN 37208** and more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 45 feet of the Westerly 90 feet of Lot Nos. 35 and 36 on the Plan of the Subdivision of Lot No. 37 in Owen BUENA VISTA Lots of record in Plan Book 1, Page 84, in the Chancery Court for Davidson County, Tennessee and in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, and described according to a survey by John B. Kohl, III, dated October 4, 1980.

Said part of Lot Nos. 35 and 36 fronts 45 feet on the Northerly side of Jennings Street and runs back 93.4 feet, more or less, on the Easterly line and 93.6 feet, more or less, on the Westerly line to the Northerly line of said subdivision, measuring 45 feet thereon.

Being the same property conveyed to Waverly Ann Harris, by Warranty Deed from C & H Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20161229-0136854, in the Register's Office of Davidson County, Tennessee, dated December 27, 2016, and recorded on December 29, 2016.

On our around Sept. 9, 2018, Waverley Ann Harris married William DeShazer. William DeShazer joins in conveyance of any and all marital interest.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.
2. All matters appearing on the Plan of record as Book 1, Page 84, Chancery Court for Davidson County, Tennessee.

3. All matters appearing on the Plan of record as Book 57, page 26, Register's Office for Davidson County, Tennessee.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of January, 2026.

GRANTOR: WAVERLY ANN HARRIS

Waverly Ann Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **WAVERLY ANN HARRIS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 13th day of January, 2026.

Notary Public _____ My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

GRANTOR: WILLIAM DESHAZER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **WILLIAM DESHAZER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 13th day of January, 2026.

Notary Public _____ My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 January 13, 2026 (date of document).

Affiant Signature

1/13/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027