Send tax bills to:
TAMEKA LADON MCREYNOLDS AND GARRY LYNN MCREYNOLDS II
3003 WHITLAND CROSSING DRIVE
NASHVILLE, TN 37214

Name and address of new owner:
TAMEKA LADON MCREYNOLDS AND GARRY LYNN MCREYNOLDS II
3003 WHITLAND CROSSING DRIVE
NASHVILLE, TN 37214

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 603599

Karen Johnson Davidson County
Batch# 1373225 DEEDWARR
01/29/2026 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20260129-0006164

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 096 09 0B 038.00

WARRANTY DEED

This Deed executed this 21st day of January 2026, for good consideration of **Three Hundred Sixty-Five Thousand and 00/100 Dollars ($365,000.00)**, I (We) **BRIAN ELIOTT, UNMARRIED** whose mailing address is 1051 WOODBURY FALLS DR, NASHVILLE, TN 37221, hereby bargain, deed, and convey to **TAMEKA LADON MCREYNOLDS AND GARRY LYNN MCREYNOLDS II, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 3003 WHITLAND CROSSING DRIVE, NASHVILLE, TN 37214, the following described land in DAVIDSON County, to wit:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 3003 on the Plan of Whitland Crossings Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Donelson's Place, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070703-0079564, and amended as Instrument Nos. 20070712-0083113, 20070816-0098067, 20101026-0085599, corrected as Instrument No. 20101112-0091023, and further amended as Instrument No. 20171013-0105416, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same Property conveyed from LUKE NATHANAEL DAIGNEAULT AND MEREDITH ANN DIDIER, HUSBAND AND WIFE, to BRIAN ELLIOT, UNMARRIED, by Warranty Deed of record in Instrument No. 20230309-0017125, Dated 03/08/2023 and Recorded on 03/09/2023, in the Register's Office for DAVIDSON County Records.

APN: 096 09 0B 038.00

Property Address: 3003 WHITLAND CROSSING DRIVE, NASHVILLE, TN 37214
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 21st day of January, 20 26.

Brian Elliott

BRIAN ELIOTT

STATE OF Texas)
) SS.
COUNTY OF Harris)

On this 21st day of January, 20 26, before me personally appeared **BRIAN ELIOTT** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.
(Seal)

NOTARY PUBLIC STATE OF TEXAS

LaToya Cormier

ID NUMBER
13172007-5
COMMISSION EXPIRES
September 12, 2026

Notary Public, State of Texas
Notary Public
My Commission Expires: 09/12/2026
Electronically signed and notarized online using the Proof platform.

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

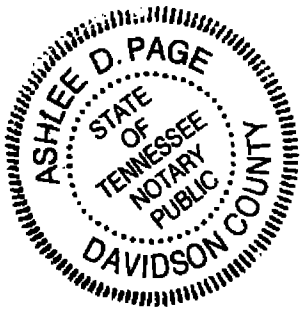
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 22nd day of January, 2026.

Notary Public
My commission expires: 9/7/2026

SEAL



Certificate of Authenticity

I, Holly A Mason, 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 1/21/26.

Affiant Signature

1/23/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23 day of January, 2026.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28