NEW OWNER:
DAWN ELAINE CHENEY
3005 PENN MEADE WAY
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-0065

Map & Parcel
052130B124.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1378592 DEEDWARR
02/10/2026 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20260210-0009969

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Five Thousand and 00/100 Dollars ($245,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAIGE GRANTHAM, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DAWN ELAINE CHENEY, AN UNMARRIED WOMAN** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in DAVIDSON County,

Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 162, River Glen, Phase IV, Section 2, of record in Plat Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to PAIGE GRANTHAM, unmarried, by Warranty Deed from Randy R. Jansen and Brenda L. Jansen, married, dated July 30, 2009, and of record in Instrument No. 20090811-0075455, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3005 PENN MEADE WAY, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book , Page , and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 6th day of February, 2026.

Paige Grantham

PAIGE GRANTHAM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PAIGE GRANTHAM**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of February, 2026.

Janel L Johnson

NOTARY PUBLIC

My commission expires: 3/6/27

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**.

AFFIANT

Sworn to and subscribed to before me this 6th day of February, 2026.

NOTARY PUBLIC

My commission expires: _____

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-30-2029

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 2/6/2026 **(date of document)**.

Affiant Signature

2/6/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 6th day of February, **2026**.

Notary's Signature
My Commission Expires: _____

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-30-2029