Karen Johnson Davidson County
Batch# 1380627 DEEDWARR
02/13/2026 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $900.95
20260213-0011601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$247,500.00~~ $243,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 5, 2029

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Magee	Churchill Mortgage	
(NAME) 3257 Rainwood Dr.	(NAME) 1749 Mallory Lane #100	050110A01000CO
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lisa Springer, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel L. Magee, unmarried** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being known as Lot No. 10, as shown on the map entitled Timberwood Cluster Lot Development, of record in Instrument No. 20080211-0013669, Instrument No. 20080211-0013670 and Instrument No. 20080211-0013671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lisa Springer, an unmarried woman, by virtue of that certain Warranty Deed dated March 19, 2019, and being of record at Instrument No. 20190304-0019740 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3257 Rainwood Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 5th day of February, 2026.

Lisa Springer

Lisa Springer

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lisa Springer**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of February, 2026.

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

I, Sydney Greiner, 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 02/05/2026 (date of document).

Affiant Signature

Date 02/05/2026

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY