(2)

Karen Johnson
Batch # 1381657
02/17/2026 10:20:31 AM
Fees: $18.00 Taxes: $1,128.13

Davidson County
DEEDWARR
3 pgs

20260217-0012205

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $304,900.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2026. Notary Public My Commission Expires: 9.5.28

MARY JOE HARTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Luke and Hannah Sunderland 8207 Sawyer Brown Road K-2 Nashville, TN 37221	Churchill Mortgage 1749 Mallory Ln Suite 100 Brentwood, TN 37027	142-01-0A-068-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CARLY CROWNOVER, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LUKE SUNDERLAND AND HANNAH SUNDERLAND, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. K-2, together with the Carport designated as No. K-2-C, on the Horizontal Property Regime for River Plantations, Section One, as recorded in the Master Deed of record in Book 4562, page 474, amended in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288 and as shown on plat of record in Plat Book 4460, page 59, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CARLY CROWNOVER, unmarried, by deed from CARLY CROWNOVER, SUCCESSOR TRUSTEE OF THE BETTY DARROW HUNT LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF BETTY DARROW HUNT DATED JULY 10, 2024, of record at Instrument No. 20260217-0012204, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2026 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 4460, page 59, Register's Office for Davidson County, Tennessee.

3. 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 Book 4562, page 474, amended in Instrument No. 20051020-0125654, and Instrument No. 20140219-0014288, Register's Office for Davidson County, Tennessee.

This is improved property known as 8207 Sawyer Brown Road K2, Nashville, TN 37221.

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds herself, her heirs and assigns, 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.

{Signature Page to Follow}

WITNESS my hand this 12th day of February, 2026.

Carly Crownover

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLY CROWNOVER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of February, 2026.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026