THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9272-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2026. Notary Public MY COMMISSION EXPIRES: 5/8/29 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1382477 DEEDWARR
02/18/2026 10:26:40 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20260218-0012807

STEPHANIE MARTIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Ellene Lincoln		
1005 Todd Preis Drive		142-05-0C-052.00-CO
Nashville, TN 37221		
(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, WE, **Donald Francis Thompson and Alicia Deran Thompson, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Ellene Lincoln, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. R-401, together with the Carport designated No. R-401-C, River Plantation, Section Four, Condominium, a Horizontal Property Regime, Davidson County, Tennessee, as shown on the plat recorded in Book 4860, Pages 17-19, amended in Book 4860, Pages 107-109, Register's Office for Davidson county, Tennessee, and described in a Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Donald Francis Thompson and Alicia Deran Thompson, husband and wife by Warranty Deed from Wilma Glynn Loggins Street, Executrix of The Estate of Joanne Loggins, deceased of record in Instrument No. 20210824-0114269 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 24, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1005 Todd Preis Drive, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 17th day of February, 2026.

Donald Francis Thompson

Alicia Deran Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald Francis Thompson and Alicia Deran Thompson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of February, 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY