THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260153161

Karen Johnson
Batch # 1382481
02/18/2026 10:36:27 AM
Fees: $13.00 Taxes: $4,329.00
Davidson County
DEEDWARR
2 pgs
20260218-0012814

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,170,000.00.

Samantha M. Flener
Affiant

Subscribed and sworn to before me, this 17th day of February, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samantha M. Flener 1507 Fatherland Street Nashville TN 37206	New Owner	Tax Parcel ID No. 083 13 0 411.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allison Harris n/k/a Allison Thies and Ryan Thies, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha M. Flener, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of BLOCK K, LINDSEY HOME PLACE, of record in Chancery Court Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allison Harris and Ryan Thies, both Unmarried, as Tenants in Common with the Right of Survivorship, by Quit Claim Deed from Joan Harris, married, of record in Instrument No. 20141031-0100913, in the Register's Office of Davidson County, Tennessee, dated October 27, 2014, and recorded on October 31, 2014.

Being the same property conveyed to Allison Harris, an Unmarried Person, Joan Harris, unmarried and Ryan Thies, unmarried all as tenants in common with right of survivorship, by Warranty Deed from David Stephen Banyay and wife, Zipporah Banyay, of record in Instrument No. 20100429-0032602, in the Register's Office of Davidson County, Tennessee, dated April 21, 2010, and recorded on April 29, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK K, LINDSEY HOME PLACE, as recorded in Plat Book 2, Page(s) 92.

This is improved property located at 1507 Fatherland Street Nashville TN 37206

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of February, 2026.

Allison Thies

Allison Thies

Ryan Thies

Ryan Thies

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison Thies and Ryan Thies, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026