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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153211** Karen Johnson Davidson County Batch # 1382574 DEEDWARR 02/18/2026 01:22:18 PM 2 pgs Fees: $13.00 Taxes: $1,479.63 20260218-0012933	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me, this 17th day of February, 2026. Notary Public My Commission Expires: 2-6-[illegible] LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Olivia Shearer and Ross Aaron Shearer 1229 Timber Valley Drive Nashville TN 37214	Send Tax Bills To: LHL DBA Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 108 12 0 072.00

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, **Janice King and Marlin King, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Olivia Shearer and Ross Aaron Shearer, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated in the County of Davidson and State of Tennessee:

Being Lot No. 50 on the Plan of Final Subdivision Plat, Section IV of East Lake of record in Plat Book 5800, Page 245, 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 Janice King and Marlin King, husband and wife, as tenants by the entirety, by Quitclaim Deed from Janice King f/k/a Janice R. Spruiell King, a married woman joined in execution by her spouse Marlin King, of record in Instrument No. 20230428-0031596, in the Register's Office of Davidson County, Tennessee, dated April 24, 2023 and recorded on April 28, 2023.

Being the same property conveyed to Frances J. Gore, an unmarried woman having an undivided one-half interest, and Janice A. Spruiell and Mark C. Spruiell, husband and wife, also having an undivided one-half interest, by Quitclaim Deed from Frances J. Gore, unmarried and Janice A. Spruiell, as joint tenants with right of survivorship, of record in Instrument No. 20091230-0118200, in the Register's Office of Davidson County, Tennessee, dated December 11, 2009 and recorded on December 30, 2009. The said Frances J. Gore died on April 18, 2016, then Mark C. Spruiell died April 26, 2016, devising subject property to Janice R. Spruiell King. See Final Order recorded in Instrument No. 20190123-0006522, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Frances J. Gore, an unmarried woman and Janice A. Spruiell, a married woman joint tenants with rights of survivorship, by Quitclaim Deed from Frances J. Gore, an unmarried woman and Janice A. Riddle, a married woman, of record in Instrument No. 20001220-0124777, in the Register's Office of Davidson County, Tennessee, dated December 12, 2000 and recorded on December 20, 2000.

Being the same property conveyed to Frances J. Gore, unmarried and Janice A. Riddle, as joint tenants with right of survivorship, by Warranty Deed from Gil Smith dba Precision Homes, of record in Book 10071, Page 219, in the Register's Office of Davidson County, Tennessee, dated May 31, 1996 and recorded on June 03, 1996.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION IV OF EAST LAKE, as recorded in Plat Book 5800, Page(s) 245.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 6152, Page 427.

Deeds of Conveyance for Sanitary Sewers of record in Book 6147, Page 893.

This is improved property located at 1229 Timber Valley Drive Nashville TN 37214

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.

Janice King

Janice King

Marlin King

Marlin King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janice King and Marlin King, 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026