Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1382605 DEEDWARR
02/18/2026 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260218-0012972

Address of New Owner	Send Tax Bills To:	Map & Parcel
Felecitie Lynn Horton and Charles Kevin Horton 407 Cottonwood Drive Nashville, TN 37214	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	096 06 0 130.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Kayla Monroe, a married woman, and Misty Felicia Chuska

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Felecitie Lynn Horton and Charles Kevin Horton, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR 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:

Land in Davidson County, Tennessee, being Lot No. 173, on the Plan of Cloverhill, Section No. IV, of record in Plat Book 2133, Page 62, as amended by the Metropolitan Planning Commission of record at Book 5167, Page 406, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bridgett Y. McGee by deed from Janice Moore Kirkpatrick, married of record in Instrument No. 20110725-0056782, in the Register's Office of Davidson County, Tennessee, dated July 21, 2011 and recorded July 25, 2011. The said Bridgett Y. McGee, now known as Bridgett Yvonne Daye, died on or about December 06, 2025. Reference is made to her last will and testament, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in Docket No. 26P70, in which she devises the subject property to Misty Felicia Chuska and Kayla D'Nae McGee, now known as Kayla Monroe.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 407 Cottonwood Drive, Nashville, TN 37214

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 so 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.

Dated this the 13th day of February, 2026.

Kayla Monroe

Misty Felicia Chuska

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of February, 2026, before me personally appeared Kayla Monroe, Misty Felicia Chuska and ~~Kayla Monroe, Executor of Estate of Bridgett Y. McGee~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of February, 2026.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/13/26.

Affiant Signature – Joshua A. Terry

2/16/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/16/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27