Karen Johnson
Batch # 1382865
02/19/2026 01:37:24 PM
Fees: $13.00 Taxes: $3,644.50
Davidson County
DEEDWARR
2 pgs
20260219-0013335

Lenders Title Company File No. 26-002886-524

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $985,000.00. Affiant Subscribed and sworn to before me, this 13th day of February, 2026. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Melanie M Waller	Canopy Mortgage, LLC	**115-03-0-103.00**
749 Georgetown Dr	360 Technology Ct Ste200	
Nashville, TN 37205	Lindon, UT 84042	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Carolyn M Naifeh Revocable Living Trust, dated January 26th, 2024

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Melanie M Waller

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 5, Crest Meade, Section I, as shown on plat of record in Plat Book 2331, Page 153, as amended in Book 4048, Page 621, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carolyn Naifeh, a Single Woman by Warranty Deed from Warren P. Bullock and Karen B. Bachelder of record in Instrument No. 20130501-0043895 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 01, 2013.
Being the same property conveyed to Carolyn M. Naifeh, Trustee, Carolyn M. Naifeh Revocable Living Trust Agreement dated January 26, 2024 by Quitclaim Deed from Carolyn Naifeh, a single woman of record in Instrument No. 20240129-0005640 Register's Office for Davidson County, Tennessee, dated January 26, 2024 and recorded on January 29, 2024.

This is improved property known as **749 Georgetown Dr, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of February, 2026.

Carolyn M Naifeh

Carolyn M Naifeh, Trustee of the
Carolyn M Naifeh Revocable Living
Trust, dated January 26, 2024

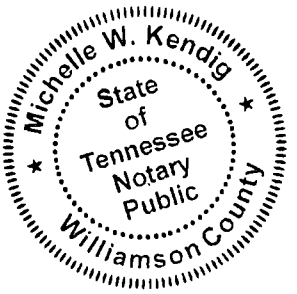
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carolyn M. Naifeh, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustee of Carolyn M Naifeh Revocable Living Trust, Dated January 26th, 2024, and as Trustee they are authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2026.

Michelle W Kendig

Notary Public
My Commission Expires: 9/9/29



Lenders Title Company File No. 26-002886-52