WARRANTY DEED

Karen Johnson
Batch # 1383776
02/20/2026 12:50:17 PM
Fees: $13.00 Taxes: $1,313.50

Davidson County
DEEDWARR
2 pgs

20260220-0013710

File #26-TC-2028-C

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES: 7-2-29

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-MARQ-26-2028

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Keyonna Warren and Devan Jaleel Warren	**Same as New Owner's**	
(NAME)	(NAME)	**043 14 0B 038.00**
2028 Lombardia Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

AUTUMN L. FIELDS, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BRITTANY KEYONNA WARREN, AND DEVAN JALEEL WARREN, WIFE AND HUSBAND

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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:

Being Lot 38, LANIER PARK, PHASE ONE, as shown on plat of record in Instrument No. 20021022-0129511, 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 Autumn L. Fields, an unmarried woman, by Warranty Deed from Mariah T. Harmon, f/k/a Mariah T. Deans and Demarkcus Harmon, of record in Instrument No. 20230606-0042822, in the Register's Office of Davidson County, Tennessee, dated June 05, 2023, and recorded on June 06, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LANIER PARK, PHASE ONE, as recorded in Instrument No. 20021022-0129511.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020619-0074290 as amended in Instrument No. 20070813-0096820.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020307-0028887.
* Charter for Lanier Park Homeowners Association, Inc. recorded as Instrument No. 20060615-0071684.
* By Laws for Lanier Park Homeowners Association, Inc. recorded as Instrument No. 20060615-0071685.
* Common Open Space Deed recorded as Instrument no. 20251217-0100391.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2028 Lombardia Lane, Nashville, TN 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 17th 18 ALF day of February, 2026.

Autumn L. Fields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th 18 JB day of February, 2026, before me personally appeared Autumn L. Fields, 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. JB

Witness my hand, at office, this 17th 18 day of February, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027