Name and Address of New Owner:
Racquel M. Davis
6146 Beals Lane
Nashville, TN 37218
Send Tax Bills To:
New Homeowner at property address

Karen Johnson
Batch # 1384109
02/23/2026 11:48:09 AM
Fees: $13.00 Taxes: $1,036.00
Davidson County
DEEDWARR
2 pgs
20260223-0014189

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 059-01-0-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Teresa J. Flenory, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Racquel M. Davis,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 1 on the Plan of R. B. Beal Subdivision, Section 1, as of record in Book 3700, page 102, Register's Office for Davidson County, Tennessee. Said Lot No. 1 is triangular in shape, fronting 155.0 feet on the southerly margin of Beal's Lane and extends back on the easterly line 306.1 feet and 295.9 feet on the westerly margin.

Being the same property conveyed to Teresa J. Flenory, an unmarried woman by Warranty Deed dated September 27, 2016, from Elbert Mark Holbert and wife, Gwendolyn J. Holbert, recorded September 30, 2016, in Instrument Number 20160930-0103189, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 6146 Beals Lane, Nashville, TN, 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of January, 2026.

Teresa J. Flenory (SEAL)

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of January, 2026, before me personally appeared Teresa J. Flenory, 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 30th day of January, 2026.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 30th day of January, 2026.

Notary Signature
My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028