Karen Johnson Davidson County
Batch# 1384167 DEEDWARR
02/23/2026 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20260223-0014269

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

The actual consideration or value, whichever is greater, for this transfer is $362,500.00.

Affiant

Subscribed and sworn to before me, this 19th day of February, 2026.

Notary Public

My commission expires: 3/18/26

STEPHANIE FEURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shannon Jill Spencer	Same	062-02-0A-235.00-CO
2941 River Bend Road		
Nashville, TN 37214		

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,

Charlotte M. Patten NKA Charlotte House and Matthew House, wife and husband

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

Shannon Jill Spencer, an unmarried woman

(hereinafter called the "Grantee"), his 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 No. 227 on the Plan of Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charlotte M. Patten, an unmarried woman by Warranty Deed from Karys Bennett and Benjamin Cunningham, wife and husband of record in Instrument No. 20190204-0010319 Register's Office for Davidson County, Tennessee, dated February 01, 2019 and recorded on February 04, 2019. Charlotte M. Patten has since married and is now known as Charlotte House. Matthew House joins in the execution of this instrument to convey any interest that he may have in subject property particularly any marital interest.

This is improved property known as **2941 River Bend Road, Nashville, TN 37214.**

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 19th day of February, 2026.

Charlotte M. Patten NKA Charlotte House

Matthew House

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charlotte M. Patten NKA Charlotte House and Matthew House, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of February, 2026.

Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 26-001346-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 February 19, 2026.

Elizabeth Levsen

Date: February 19, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this February 19, 2026.

Dana L. Austin

Notary Public
My Commission Expires: 7/25/26

