Karen Johnson Davidson County
Batch# 1384800 DEEDWARR
02/24/2026 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260224-0014442

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Jimmy Petway Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jimmy Petway Jr. and Maegan Bowers-Petway	SEND TAX BILLS TO: NEW OWNERS	MAP-PARCEL NUMBERS
(NAME) 200 QUEENS LANE COURT	(NAME)	06902009500
(ADDRESS) NASHVILLE, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Donald Henry and Linda Henry, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy Petway Jr. and Maegan Bowers-Petway, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 212, on the Plan of Enchanted Hills, Section 12, of record in Book 4675, Page 165, Register's Office of Davidson County, Tennessee. Said Lot No. 212 which is a corner lot, fronts 227.96 feet on the southerly margin of Queens Lane Court and fronts 185.00 feet on the westerly margin of Eatons Creek Road; said frontage being joined by a curve having a length of 39.27 feet and extends back 195.00 feet on the southerly line and 181.00 feet on the westerly line to a point of intersection.

Being the same property conveyed to Donald Henry and wife, Linda Henry by Warranty Deed from Ronald Coopwood and wife, Lenora Coopwood dated June 17, 2002 and recorded June 19, 2002 in Instrument No. 20020619-0074292, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 200 Queens Lane Ct. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 20th day of February, 2026.

Donald Henry

Linda Henry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Donald Henry and Linda Henry**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of February, 2026.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 20, 2026.

Affiant Signature

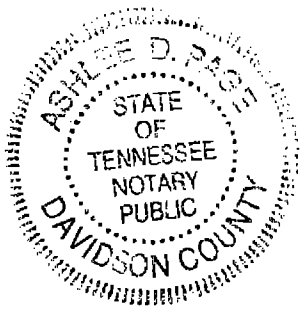
2/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of February, 2026.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026