WARRANTY DEED

Karen Johnson Davidson County
Batch# 1385074 DEEDWARR
02/24/2026 03:44:30 PM 6 pgs
Fees: $33.00 Taxes: $3,145.00
20260224-0014771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES: 5/3/27 (AFFIX SEAL)

MELISSA HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2027

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Walters, Megan M. Walters, and James Stover	New owners	
(NAME) 221 Lake Ridge Ct.	(NAME) 221 Lake Ridge Ct.	11805014000
(ADDRESS) Franklin TN 37069	(ADDRESS) Franklin TN 37069	
(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, **Wanda Renee Smith Thompson, unmarried, LaToya Davis and Trissa Hamilton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David H. Walters and **Megan M. Walters, husband and wife and James Stover, a married man, as tenants in common, without rights of survivorship**, 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:

The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Being the West 80 feet of the East 160 feet of the North 160 feet of Lot No. 39 on the Map of Subdivision of part of the Vaulx Land, not of record, described according to a survey made by Erle Drake, County Surveyor, dated July 1, 1921, as follows:

Beginning at a Point in the South margin of East Clayton Avenue 80 feet West of the Westerly margin of Craig Avenue; thence Southerly and parallel to the West margin of Craig Avenue 160 feet; thence Westerly 80 feet to the Southeast corner of the Schaff lot; thence along Schaff's Easterly line Northerly 160 feet to the South margin of East Clayton Avenue; thence with the margin of the same, Easterly 80 feet to the Point of Beginning.

Being the same property conveyed to James T. Garrett and wife, Deloris S. Garrett, by Warranty Deed from Arthur A. C. Markl and wife, Julia M. Markl, of record in Book 4102, Page 989, in the Register's Office of Davidson County, Tennessee, dated January 31, 1967 and recorded on February 15, 1967. The said James T. Garrett died on February 21, 1971, then Deloris S. Garrett died June 12, 2018, testate, devising subject property to Wanda Renee Smith Thompson. See Probate Case 25P308, Davidson County Seventh Circuit Court. The said LaToya Davis and Trissa Hamilton join in this conveyance to convey any and all interest they may have in said property. For further reference, see Affidavit of Heirship in Furtherance of Title of record in Instrument No. 202602240014770, said Register's Office.

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.

unimproved
This is improved x property, known as 917 Clayton Ave Nashville, TN 37204
(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 _____ day of February, 2026.

LaToya Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **LaToya Davis**, 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 _____ day of February, 2026.

Notary Public
My Commission Expires: _____

Witness my hand this 17 day of February, 2026.

Trissa Hamilton
Trissa Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Trissa Hamilton**, 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 17 day of February, 2026.

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

Notary Public
My Commission Expires: 7-3-28

Witness my hand this 17 day of February, 2026.

Wanda Renee Smith Thompson

Wanda Renee Smith Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Wanda Renee Smith Thompson**, 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 17 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

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 19th day of February, 2026.

LaToya Davis

LaToya Davis

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me via audio/visual communication, a Notary Public in and for said State and County, duly commissioned and qualified, **LaToya Davis**, 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 19th day of February, 2026.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 05/16/2027



Certificate of Completion

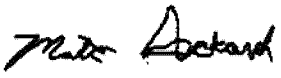
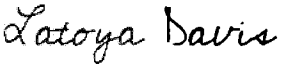
Powered by bluenotary

Session ID:	C3187
Full Session ID:	6996f2055037993d496c3187
Status:	Completed
Reference Number:	6996f2055037993d496c3187
Session Start Time	February, 19th 2026 at 05:20AM CST (UTC-06)
Completed On	February, 19th 2026 at 05:20AM CST (UTC-06)

List of document(s)

Sr.	Name	Page(s)	Sign(s)	Size	SHA-256 Hash
1	Signed_917 Clayton Ave Nashville, TN.pdf	6	9	1.13 MB	6ffe48982ff93974d0c15e61777eecdc1c30b3aa6df6d2a234c1c77339ceba22

Participant Details

Name & Details	Event Details	Signature Details
#1 Matt Deckard Role: Notary Email: mrdeckard@gmail.com Commission No: N/A Commission Expiry: 16 May 2027	Sent: February, 19th 2026 at 05:20AM CST (UTC-06) Viewed: February, 19th 2026 at 05:20AM CST (UTC-06) Signed: 19 Feb 2026 07:17:59 CST (UTC-06) IP Address: 2600:1702:51b0:3840:3347:1bf4:642:9622	 Signature ID: 1771507079447
#2 Latoya Davis Role: Signer Email: latoyasmith29@gmail.com	Sent: February, 19th 2026 at 05:20AM CST (UTC-06) Viewed: February, 19th 2026 at 05:20AM CST (UTC-06) Signed: 19 Feb 2026 07:17:45 CST (UTC-06) KBA passed: February, 19th 2026 at 05:20AM CST (UTC-06) Photo ID passed: February, 19th 2026 at 05:20AM CST (UTC-06) IP Address: 2607:fb90:2377:833d:d00e:1252:4976:61c8	 Signature ID: 1771507065177

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **2/19/2026** [DATE].

AFFIANT SIGNATURE

2/19/2026

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **19th** day of **February**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

DENA A ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-01-2028