WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1385978 DEEDWARR
02/26/2026 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260226-0015227

File #25-TC-3926-O

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Ann Moreland	**Atlantic Bay Mortgage Group, LLC**	
(NAME)	(NAME)	
3926 Lunn Drive	**600 Lynnhaven Parkway, Suite 205**	**058 07 0A 039.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Virginia Beach, VA 23452**	
(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,

SHANE T. MILLER AND CHRISTOPHER T. BALMA, A MARRIED COUPLE,

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

MICHELLE ANN MORELAND, AN UNMARRIED WOMAN,

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:

Land in Davidson County, Tennessee, being Lot No. 39 on a Final Plat for THE CROSSING AT DRAKES BRANCH, PHASE 1, according to plat appearing of record in Plat at Instrument No. 20201023-0123325, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Shane T. Miller and Christopher T. Balma, a married couple, by General Warranty Deed from SDH Nashville LLC, a Georgia limited liability company, of record in Instrument No. 20220302-0023835, in the Register's Office of Davidson County, Tennessee, dated February 28, 2022 and recorded on March 02, 2022.

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 THE CROSSING AT DRAKES BRANCH, PHASE 1, as recorded in Instrument No. 20201023-0123325.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201030-0127244, as Supplemented in Instrument No. 20210330-0041867.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190620-0059753.
* Memorandum of Intercreditor Agreement as set forth in instrument recorded in Instrument No. 20190227-0017950 and Instrument No. 20200810-0088644.
* Charter for the Crossing at Drake's Branch Homeowners Association, Inc. recorded in Instrument No. 20200612-0060384, as amended in Instrument No. 20201029-0126134.
* Charter for The Crossing at Drake's Branch Townhome Owners Association, Inc. recorded in Instrument No. 20200727-0082061, as amended in Instrument No. 20201029-0126133.
* Common Open Space Deed recorded as Instrument No. 20240529-0039656.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3926 Lunn Drive, Nashville, TN 37218**.

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 25th day of February, 2026.

Shane T. Miller

Christopher T. Balma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2026, before me personally appeared Shane T. Miller, 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 25th day of February, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2026, before me personally appeared Christopher T. Balma, 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 25th day of February, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 25 day of February, 2026.

Affiant Signature
Date 2-25-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028