Karen Johnson Davidson County
Batch# 1387076 DEEDWARR
03/02/2026 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $4,151.81
20260302-0016140

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253347**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,122,111.00. Affiant Subscribed and sworn to before me, this ~~26th~~ day of February, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner: Jason Benjamin Davis and Jennifer Lee Davis 3814 Auburn Lane Nashville TN 37215	Send Tax Bills To: Primis Mortgage 5535 Currituck Dr. Ste. 120 Wilmington, NC 28403	Tax Information: Tax Parcel ID No. 116-08-0-122.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Valarie Allyn Bienas, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Benjamin Davis and Jennifer Lee Davis, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Re-Plat of Lots 15 & 16, Block C on the Plan of Woodmont Lane Homesites, of record in Instrument No. 20231220-0098283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to VALARIE ALLYN BIENAS, AN UNMARRIED PERSON, by deed from WILLIAM BRYAN STATHAM, JR., A SINGLE PERSON, of record in Instrument No. 20230714-0054166, dated June 23, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 116-08-0-122.00.

Matters shown on the Plan of record in Instrument No. 20231220-0098283, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 993, said Register's Office.

Subject to any creek or branch running through or along the boundary line of subject property.

This is improved property located at 3814 Auburn Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2026.

Valarie Bienas

Valarie Allyn Bienas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Valarie Allyn Bienas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2026.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of February, 2026.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

