Karen Johnson Davidson County
Batch# 1387662 DEEDWARR
03/03/2026 12:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,143.30
20260303-0016728

This instrument was prepared by:
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JUDY WEATHERSPOON, TRUSTEE OF
THE JUDY WEATHERSPOON REVOCABLE LIVING TRUST, DATED 7/24/2007

TO: WARRANTY DEED

MELISA ANN MCPHERSON

FOR A VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, JUDY WEATHERSPOON, TRUSTEE OF THE JUDY WEATHERSPOON REVOCABLE LIVING TRUST, DATED 7/24/2007, Grantor, has this day bargained and sold and does hereby transfer and convey unto MELISA ANN MCPHERSON, a single woman, her heirs and assigns forever, Grantee, all right, title and interest of Grantor in and to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Being Lot 172, on the plan of Lenox Village, Phase E, of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase"E", Lenox Village, as recorded in Instrument No. 20040109-0003952; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed Establishing Lenox Village a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825; Supplemental in Instrument No. 20021226-0158459; additional Supplemental Instrument No. 20021226-0158458; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, all in the Register's Office for Davidson, Tennessee, (3) Stormwater Detention Agreement as set forth Instrument No. 20020408-0042676 of record in the Register's Office for Davidson County, Tennessee, (4) all applicable zoning ordinances (5) utility, sewer, drainage and other easements of record, (6) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (7) building restrictions, and (8) other matters of public record, in the Register's Office for Davidson, Tennessee.

Being the same property conveyed to grantor by deed of record in Instrument No.20070730-0090412, in the Register's Office for Davidson County, Tennessee.

The property is further identified as tax parcel#173 09 0A 231.00, in the Davidson County Tax Assessor's Office.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said MELISA ANN MCPHERSON, a single woman, her heirs and assigns forever, Grantee.

GRANTOR COVENANTS that it has lawfully seized and possessed of said real estate, that it has a good and lawful right to convey the same, that it is unencumbered, that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION of said property is to be given with deed, and taxes are prorated between the parties as of the date hereof. Current property taxes are to be paid by Grantee.

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 hereunto signed on this 27th day of February, 2026.

JUDY WEATHERSPOON REVOCABLE LIVING TRUST, DATED 7/24/2007

BY: Judy Weatherspoon
JUDY WEATHERSPOON, Trustee
GRANTOR

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, JUDY WEATHERSPOON, Trustee of the JUDY WEATHERSPOON REVOCABLE LIVING TRUST, DATED 7/24/2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of JUDY WEATHERSPOON REVOCABLE LIVING TRUST, DATED 7/24/2007, a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on its behalf.

WITNESS MY HAND AND SEAL, of office, this 27th day of February, 2026.

Notary Public

STANLEY M. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 11/17/27

Name & Address of
Property Owner:

Melisa Ann McPherson
7162 Sunnywood Drive
Nashville, TN 37211

Name & Address of Person
Responsible for Payment of
Taxes (if different)
Cornerstone First Mortgage
2655 Camino Del Rio N #100
San Diego, CA 92108

STATE OF TENNESSEE, MONTGOMERY COUNTY

The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $309,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT B. Coday

Subscribed and sworn to before me this 27th day of February, 2026.

Carolyn Curdo

NOTARY PUBLIC

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2026020799

True Copy Certification

I, Yvette Meldrum, 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 27, 2026.

Signature
February 27, 2026
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 27, 2026

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY