# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1387947 DEEDWARR
03/04/2026 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20260304-0017127

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-7-27

(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| April Cavanah | Regions Bank d/b/a Regions Mortgage | 172-08-0-023.00 |
| (NAME) | (NAME) | |
| 403 Kinhawk Drive | 2050 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Birmingham, AL 35244 | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Kris Salisbury, a married woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto April Cavanah, an unmarried woman, hereinafter called the GRANTEE(S), his/her/their 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. 6 on the Plan of Forest Acres Estates, Section 1, as of record in Plat Book 3700, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and more accurate legal description.

Being the same property conveyed to Donald Brumit by Warranty Deed from Michael S. Kelley and wife, Rachel Kelley, dated 09/14/2005, of record in Instrument No. 20050920-0112849, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kris Salisbury, a married woman by Warranty Deed from Donald Brumit, a single man, dated 04/22/2025, of record in Instrument No. 20250423-0030936, Register's Office for Davidson County, Tennessee.

Grantor or spouse of grantor has never occupied the said property as their primary residence.

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), his/her/their 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), his/her/their 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.

Effective the 30th day of March, 2026.

Kris Salisbury

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kris Salisbury**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of March, 2026.

Notary Public:
My Commission Expires: 07-07-2027
(SEAL)

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**RETURN TO:**
**Stewart Title Company**
**30 Burton Hills, Suite 200**
**Nashville, TN 37215**

I, Amy Cross Nance, 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 3rd day of March 2026

Dated 3/3, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of March, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL