Karen Johnson Davidson County
Batch# 1389187 DEEDWARR
03/06/2026 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20260306-0017948

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Penny G. Steele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2028
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2026-80116

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Penny G. Steele and Chuck Kevin Dorris	**New Owner**	**007 00 0 096.00**
(NAME) **214 Ellington Place**	(NAME)	
(ADDRESS) **Nashville, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ninety-Five Thousand And No/100 Dollars ($95,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTIANA PROPERTY GROUP, PLLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PENNY G. STEELE AND CHUCK KEVIN DORRIS, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 more particularly described, as follows:

Beginning at a point in the Baker Station Road, which is the common corner between Frances Epperson property and the property herein conveyed, according to a survey (unrecorded) made by C. J. Carney, Surveyor, on November 21, 1958; thence running N 53° E 174.2 feet E to a

point in the ditch line at a culvert; thence N 85° E 402.6 feet to a point in the Baker Station Road; thence South 205 feet to a point; thence North 88° 15' W 492 feet to a point, which is the North line of Frances Epperson's plot; thence North 37° W 75 feet to the Point of Beginning, containing 2.0 acres, more or less.

Being the same property conveyed to Christiana Property Group PLLC, by Warranty Deed from Linda Davis, Charles Davis, Henry Davis, of record in Instrument No. 20250514-0037957, in the Register's Office of Davidson County, Tennessee, dated May 12, 2025 and recorded on May 14, 2025.

Being the same property conveyed to Bessie Mai Davis, by Warranty Deed from Callie Davis, the widow of Walter Davis; Novella E. (Davis) McClain; Frances (Davis) Epperson; and Giles Lee Davis, the only living heirs-at-law of Walter Davis and William Bowers, of record in Book 3075, Page 229, in the Register's Office of Davidson County, Tennessee, dated April 27, 1960 and recorded on June 13, 1960. The said Bessie Mai Davis aka Bessie May Davis died intestate and unmarried on October 06, 2001, leaving Linda Davis, Charles Davis and Henry Davis as her sole heirs at law. Reference made to Affidavits of Heirship recorded in Instrument No. 20250514-0037955 and Instrument No. 20250514-0037956, in the Register's Office of Davidson County, Tennessee. Also see Order of Probate recorded in Instrument No. 20250331-0023917 and Last Will and Testament recorded in Instrument No. 20250331-0023918, in the Register's Office of Davidson County, Tennessee.

unimproved ☑
This is improved ☐ property, known as 2196 Baker Station Rd, Goodlettsville, TN 37072
(House No.) (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 successors 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 our hands this 5 day of March, 2026.

Christiana Property Group, PLLC
BY: _____
Charles Smotherman, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Charles Smotherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Christiana Property Group, PLLC, the within named bargainor, a corporation, and that such president or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Member.

Witness my hand and seal, at office in TN, this 5 day of March, 2026.

_____
Notary Public
Printed Name: Breanna Laux
My Commission Expires: 12-19-26

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 5, 2026**.

Affiant Signature

03/05/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 5, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY