WARRANTY DEED

Karen Johnson Davidson County
Batch# 1390692 DEEDWARR
03/10/2026 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,662.15
20260310-0018934

File #26-TC-0325-C

(SEAL)

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford BC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 05/24/2028

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)
Noah John Lewis and McKenzie Miller Lewis	New owner	
(NAME)	(NAME)	**171 08 0A 137.00**
325 Mayfield Station		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

MARGARET D. CARDEN, AN UNMARRIED WOMAN,

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

NOAH JOHN LEWIS AND MCKENZIE MILLER LEWIS, HUSBAND AND WIFE,

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. 137 on the Plan of COTTONPORT PLANTATION, PHASE I, of record in Plat Book 6900, Page 529-530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret D. Carden, by Warranty Deed from Radnor Homes, Inc., of record in Book 8521, Page 959, in the Register's Office of Davidson County, Tennessee, dated December 31, 1991, and recorded on January 03, 1992.

Being the same property conveyed to Margaret D. Carden and Willie Arthur Carden, wife and husband, as joint tenants with right of survivorship, by Quitclaim Deed from Margaret D. Carden, a married woman, joined by her spouse, Willie Arthur Carden, of record in Instrument No. 20240314-0017724 in the Register's Office of Davidson County, Tennessee, dated March 06, 2024, and recorded on March 14, 2024. The said Willie Arthur Carden died on December 25, 2025, leaving Margaret D. Carden as sole surviving tenant by the entirety.

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 COTTONPORT PLANTATION, PHASE I, as recorded in Plat Book 6900, Page(s) 529-530.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7637, Page 925 and amendment Recorded in Book 8313, Page 932 and Book 10775, Page 37.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7430, Page 784 and amendment Recorded in Book 7565, Page 57 and Book 7824, Page 254.
* Easement for Water and Sewerage Services, recorded in Book 8486, Page 332 and Book 8486, Page 336.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.
* Charter for Cottonport Plantation Homeowners Association, Inc., recorded as Book 7621, Page 690 and amendment in Book 7981, Page 971.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***MARGARET D. CARDEN****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* ___202603100018933___*, Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 325 Mayfield Station, Brentwood, TN 37027.

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 6th day of March, 2026.

Margaret D. Carden By Loy Carney, Attorney-In-Fact

Margaret D. Carden by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MARGARET D. CARDEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MARGARET D. CARDEN**.

Witness my hand and official seal this **6th** day of **March, 2026.**

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Tennessee Certification of Electronic Document

I, **Bethany Shipley**, 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 03/04/2026 (date of document).

Bethany Shipley
Affiant Signature

03/04/2026
Date

State of Tennessee

County of Rutherford

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

Audra D Cross
Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (if on paper)

