Karen Johnson Davidson County
Batch# 1397387 DEEDWARR
03/25/2026 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20260325-0023705

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $730,000.00.

* _____
Affiant

Subscribed and sworn to before me, this 20 day of March, 2026.

_____
Notary Public
My Commission Expires: 8/1/29

DEVON J SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: **Christopher E. Davis** **5533 Cottonport Dr.** **Nashville, TN 37027**	Send Tax Bills To: New Owner	Map/Parcel Number: 171 08 OA 117.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William M. Davis, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher E. Davis, unmarried,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of COTTONPORT PLANTATION, PHASE 11 of record in Plat Book 6900, Page 950, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William M. Davis, by Warranty Deed from William Peeples and Caroline Peeples, husband and wife, of record in Instrument No. 20251217-0100264, in the Register's Office of Davidson County, Tennessee, dated December 15, 2025, and recorded on December 17, 2025.

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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COTTONPORT PLANTATION, PHASE 11, as recorded in Plat Book 6900, Page(s) 950.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY AND COVER SHEET OF COTTONPORT PLANTATION. as recorded in Plat Book 6900, Page 529.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7637, Page 925, as amended in Book 8313, Page 932 and Book 107755 Page 37.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7430, Page 784, as amended in Book 7565, Page 57 and Book 7824, Page 254; Book 7897, Page 576 and Book 7897, Page 578.

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 600, as amended in Book 7981, Page 971.

This is improved property located at 5533 Cottonport Drive Nashville TN 37027

This house WAS NOT used as a marital residence for any time by Grantor.

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. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 20 day of March, 2026.

William M. Davis

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **William M. Davis**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20 day of March, 2026.

Notary Public
My Commission Expires: 8/1/26

DEVON J SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Devon J. Sutherland, 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 3/20/26.

Affiant Signature

3/25/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of March, 2026.

Notary's Signature

My Commission Expires: 9/27/26
Date

Notary's Seal

