Warranty Deed

Karen Johnson Davidson County Batch# 1398883 DEEDWARR 03/30/2026 10:22:30 AM 2 pgs Fees: $13.00 Taxes: $3,477.63 20260330-0024897	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $939,900.00 Affiant Subscribed and sworn to before me, this the 27th day of March, 2026. Notary Public My commission expires: 11-18-2029

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amanda Louise Cronin	CMG Mortgage	083-14-0-187.00
308 South 17th St.	3160 Crow Canyon Rd	
Nashville, TN 37206	Suite 400 San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **KERIANN NIX SHULTS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA LOUISE CRONIN, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the southerly 37 feet of Lot No. 89 and the northerly 13 feet of Lot No. 90 on the plan of Edgefield Land Company's First Subdivision of record in Book 57, Page 130, in the Register's Office, Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 50 feet on the westerly side of South 17th Street and run back between parallel lines 150 feet to an alley, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Keriann Nix Shults, a single woman by Warranty Deed from Brian E. Hoppes, and wife, Rachel L. Hoppes of record in Instrument No. 20090909-0084381 Register's Office for Davidson County, Tennessee, dated September 4, 2009 and recorded on September 9, 2009.

Attorney's Affidavit of Correction of record in Instrument No. 20260324-0023206 Register's Office for Davidson County, Tennessee, dated March 24, 2026 and recorded on March 24, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of March, 2026.

Keriann Nix Shults

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keriann Nix Shults, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 March 27, 2026.

March 29, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 29 day of March, 2026.

Notary Public:

My Commission Expires: 7.6.26