Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 120
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1399742 DEEDWARR
03/31/2026 09:59:43 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20260331-0025360

# Warranty Deed

JANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2026.

Notary Public

My commission expires:

**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: |
|---|---|---|
| Hannah Lindsey and Hunter Conley | New Owner | 105-14-0C-002.00-CO |
| 2202 Knowles Avenue | | |
| Nashville, TN 37204 | | |

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, **DANIEL BANKS AND KRISTEN BANKS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH LINDSEY AND HUNTER CONLEY, WIFE AND HUSBAND**, 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 Unit No. 2202 on the plan of the Park at Melrose Townhomes; a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee code annotated, as established by Declaration of covenants, conditions and restrictions of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument no. 20070604-0065994, and First supplementary declaration of covenants of record in Instrument no. 20070614-0071575, Register's office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, said register's office, as set forth in said declaration of covenants. reference is hereby made to the plan of the Park at Melrose Townhomes, shown on Exhibit "c" to the declaration of covenants of record in Instrument no. 20070604-0065994, for a more Complete identification and description of said unit.

Being the same property conveyed to Daniel Banks and Kristen Banks, husband and wife, as tenants by the entirety by °Warranty Deed from Gregory L. Lyons and Paula W. Lyons, husband and wife, of record in Instrument No. 20231031-0084913 Register's Office for Davidson County, Tennessee, dated October 26, 2023 and recorded on October 31, 2023.

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.

The address of the herein described property is believed to be 2202 Knowles Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein, and in the event of any discrepancy, the legal description herein shall control.

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 30th day of March, 2026.

**Daniel Banks**

**Kristen Banks**

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 Daniel Banks and Kristen Banks, 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 30th day of March, 2026.

Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029