WARRANTY DEED

Karen Johnson Davidson County
Batch # 1400252 DEEDWARR
04/01/2026 02:39:13 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20260401-0026030

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary Katherine Shepard and James Leonard Baum	CMG Mortgage Inc.	
(NAME)	(NAME)	
207 Trotwood	3160 Crow Canyon Rd #400	172 01 0A 104.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **COYLE DALTON WRIGHT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY KATHERINE SHEPARD, UNMARRIED AND JAMES LEONARD BAUM, UNMARRIED, AS** tenants in common with rights, * 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: * of survivorship

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of COPPERFIELD, REVISED, of record in Plat Book 6900, Pages 555-559, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Coyle Dalton Wright, by Quitclaim Deed from Amy Y. Wright, of record in Instrument No. 20161103-0116457, in the Register's Office of Davidson County, Tennessee, dated October 25, 2016 and recorded on November 03, 2016.

Being the same property conveyed to Coyle Dalton Wright and Amy Y. Wright, Husband and Wife, by Quitclaim Deed from Coyle Dalton Wright, a Married Man, of record in Instrument No. 20150605-0052821, in the Register's Office of Davidson County, Tennessee, dated May 22, 2015 and recorded on June 05, 2015.

Being the same property conveyed to Coyle Dalton Wright, by Warranty Deed from Chares Rota and Donna Garrett, of record in Instrument No. 20060301-0023668, in the Register's Office of Davidson County, Tennessee, dated February 28, 2006 and recorded on March 01, 2006.

Durable Power of Attorney of record in Instrument No. 20260324-0023276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 207 Trotwood, Brentwood, TN 37027
(House Number) (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 heirs 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 my hand this 30th day of March, 2026

Coyle Dalton Wright by Dalton E. Wright Attorney in Fact
COYLE DALTON WRIGHT BY DALTON E. WRIGHT
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Dalton E. Wright** to me known to be the person who executed the foregoing instrument in behalf of **Coyle Dalton Wright** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Coyle Dalton Wright**.

Witness my hand and official seal this 30th day of March, 2026.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public

PM2026-422