THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353648**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$610,000.00~~. Affiant Subscribed and sworn to before me, this 31st day of March, 2026. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1400289 DEEDWARR
04/01/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20260401-0026086

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lynette M. Allen 3116 Charles Park Drive Nashville TN 37211	JPMorgan Chase Bank, N.A. JP Morgan Chase Bank, NA, 3415 Vision Drive Columbus, OH 43219	Tax Parcel ID No. 172 10 0C 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Anne Reynolds, Successor Trustee of the 3116 Charles Park Drive Trust dated December 13, 2017, Amended and Restated May 24, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynette M. Allen, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of PARKSIDE SP SUBDIVISION of record in Plat at Instrument No. 20140613-0051708, 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 Chad I. Pearman, Trustee of the 3116 Charles Park Drive Trust dated December 13, 2017, by Quitclaim Deed from Chad I. Pearman, Trustee of the 3116 Charles Park Drive Trust dated December 13, 2017, of record in Instrument No. 20180124-0007563, in the Register's Office of Davidson County, Tennessee, dated January 24, 2018 and recorded on January 24, 2018.

Being the same property conveyed to Chad I. Pearman, Trustee of the 3116 Charles Park Drive Trust dated December 13, 2017, by Warranty Deed from Deborah A. Montgomery, an unmarried woman, of record in Instrument No. 20171218-0128480, in the Register's Office of Davidson County, Tennessee, dated December 15, 2017 and recorded on December 18, 2017. Chad I. Pearman resigned as Trustee of the Trust effective as of May 24, 2019. The Grantor designated Jennfier Anne Reynolds as successor trustee pursuant to the Amendment and Restated to Trust dated May 24, 2019.

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.

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 PARKSIDE SP SUBDIVISION, as recorded in Instrument No. 20140613-0051708.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140502-0037607.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20130904-0093193.

Charter for Parkside Homeowners Association, Inc. recorded as Instrument No. 20140502-0037606.

Common Open Space Deed recorded as Instrument No. 20180424-0038568.

This is improved property located at 3116 Charles Park Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2026.

3116 Charles Park Drive Trust dated December 13, 2017

BY: Jennifer Anne Reynolds
Jennifer Anne Reynolds, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Anne Reynolds, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Trustee of the 3116 Charles Park Drive Trust dated December 13, 2017 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2026.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Tonya Cherry,** 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 this the 31 day of March, 2026.

Affiant Signature
Date 3-31-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028