Karen Johnson Davidson County
Batch# 1400292 DEEDWARR
04/01/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $14,060.00
20260401-0026095

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE 39112 COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,800,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corporation 3310 West End Avenue, Ste 540 Nashville, TN 37203 P26-9400-WE	

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mindy Renee Wright	New Owner	
110 Lynnwood Terrace		**116-07-0-033.00**
Nashville, TN 37205		
(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,

Kylee L. Ervin, Trustee of the ColorMeSonny Legacy Trust dated March 30, 2023,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mindy Renee Wright, a single woman,

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:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 3 on the Map of Pendleton and Blairs Subdivision of Lynwood Park, as shown of record in Book 421, Page 45, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Said Lot fronts 195 feet on the South side of Lynwood Boulevard and runs back 285.3 feet on the Easterly line and 269.5 feet on the Westerly line, along the Easterly margin of Lynwood Terrrace to a deadline, on which it measures 192.5 feet.

Being the same property conveyed to Neil Hafer and Ashley Hafer, husband and wife by Warranty Deed from Brian L. Cooper and Valerie L. Cooper, husband and wife of record in Instrument No. 20211203-0160549 Register's Office for Davidson County, Tennessee, dated December 02, 2021 and recorded on December 03, 2021.

Being the same property conveyed to Kylee L. Ervin, Trustee of ColorMeSonny Legacy Trust dated March 30, 2023 by Warranty Deed from Neil Hafer and Ashley Hafer, husband and wife of record in Instrument No. 20240418-0027749 Register's Office for Davidson County, Tennessee, dated April 17, 2024 and recorded on April 18, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **110 Lynnwood Terrace, Nashville, TN 37205**

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 our hands this the 30 day of March, 2026.

ColorMeSonny Legacy Trust dated March 30, 2023

BY: _____ Trustee
Kylee L. Ervin, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Kylee L. Ervin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the **ColorMeSonny Legacy Trust dated March 30, 2023**, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

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

My Commission expires: Nov 8, 2027

_____
Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/30/26 (date of document).

Affiant Signature

3/31/26
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027