Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260353723

Karen Johnson
Batch # 1405093
04/14/2026 10:44:53 AM
Fees: $13.00 Taxes: $4,158.80

Davidson County
DEEDWARR
2 pgs

20260414-0030277

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,124,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2026.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meredith Wallen and John Underhill 208 Cherokee Road Nashville TN 37205	New Owner	Tax Parcel ID No. 103-12-0-060.00

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, **Mark Mobley and Lisa Mobley, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Meredith Wallen and John Underhill, wife and husband**, ("Grantees"), their 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. 35 on the Plan of Block "I", Cherokee Park, Third Section, as shown on plat of record in Plat Book 843, Page 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark Mobley and Lisa Mobley, husband and wife by Warranty Deed from Michael Granillo and Julie Granillo, husband and wife of record in Instrument No. 20191120-0119683 Register's Office for Davidson County, Tennessee, dated November 15, 2019 and recorded on November 20, 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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page(s) 2 and 3, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 819 , Page 197, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

The survey by John Kohl & Company, P.C., dated September 26, 1986, shows the minimum building setback line has been violated. As referenced by Deed in the chain of title of record in Book 7850, Page 990, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 208 Cherokee Road Nashville TN 37205

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, Grantors have executed this instrument on this 13th day of April, 2026.

Mark Mobley

Lisa Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Mobley and Lisa Mobley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
February 2, 2030