Karen Johnson Davidson County
Batch# 1405157 DEEDWARR
04/14/2026 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $847.15
20260414-0030364

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $228,960.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2026

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 2840 Creekview Drive Trust	**New owner**	**15005010400**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Sandra Dawn Clendenon and Melanie Renee Graham

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

Erin Dias, Trustee of The 2840 Creekview Drive Trust

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 Lot No. 669, Plan of Edge-O-Lake Estates, Section 16, of record in Book 4175, Page 157, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to William B Towry and wife, Linda A Towry, by Warranty Deed from Chris Fentress and wife, Margaret Fentress, dated February 29, 2000, of record in Instrument No. 20000301-020276, in the Register's Office for Davidson County, Tennessee. Linda A Towry died November 16, 2013 leaving William B Towry as the sole surviving tenant. William B. Towry died intestate and unmarried on 12/3/25 leaving Sandra Dawn Clendenon and Melanie Renee Graham as his sole heirs: reference to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202604140030362, and Instrument No. 202604140030363, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary marital residence of said Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 in 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.

Melanie Renee Graham Date: April 8, 2026
Melanie Renee Graham

STATE OF Tennessee

COUNTY OF Henry

Personally appeared before me, a Notary Public of said County and State, Melanie Renee Graham, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of April, 2026.

MICHELLE Y THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY

Michelle Y Thomas
NOTARY PUBLIC

My Commission Expires: 01.20.2030

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2840 Creekview Dr, Nashville, TN 37217.

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 in 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.

Sandra D. Clendenon Date: 4/9/26
Sandra Dawn Clendenon

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Sandra Dawn Clendenon, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 12-2-28

ANGELA GRACE VANCE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/9/26 (date of document).

Jennifer Russell
Affiant Signature

4/14/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

