Karen Johnson Davidson County
Batch# 1406151 DEEDWARR
04/16/2026 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20260416-0031223

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

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

Notary Public
My commission expires:
12-2-28

THIS INSTRU T WAS PREPARED BY
Signatu ervices, LLC
309 St, Ste A
Murfr TN 37130

WAI Y DEED

Address of New Owner(s) as follows:	Bills To:	Map-Parcel Numbers:
Shatika Shenghur	k, send to new owner at ddress)	**136030C08100CO**
	CMG Mortgage, Inc, dba CMG	
3708 Colonial He	3160 Crow Canyon Rd.	
Nashville, TN 37217	Suite 400 San Ramon, CA 94583	

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,

Erin Dias, Trustee of The Wallace Family Trust

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

Shatika Shenghur

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 Unit No. 31, Lot 16, on the Plan of Heritage Village of Priest Lake Park, Section 2, of record in Plat Book 5200 (as erroneously referred to as Plat Book 520 in prior deed), Page 106, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Erin Dias, Trustee of The Wallace Family Trust, by Quitclaim Deed from Sarah R Wallace, as Trustee of the Sarah R Wallace Living Trust, dated February 29, 2024, fated January 22, 2026, of record in Instrument No. 20260206-0008704, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed Sarah R Wallace, as Trustee of the Sarah R Wallace Living Trust, dated 2/29/2024, by Quitclaim Deed from Sarah Rene Wallace, unmarried, dated March 1, 2024, of record in Instrument No. 20240308-0016405, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sarah Rene Wallace, by Warranty Deed from April D Vanburen, dated July 11, 2006, of record in Instrument No. 20060724-0088953, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 3708 Colonial Heritage 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 GR EES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are la :ed and possessed of said land in fee simple, have a good right to convey it and the same ir nbered, unless otherwise herein set out; and we do further covenant and bind ourselves, ou d representatives, to warrant and forever defend the title to the said land to the said GRAN ir heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used ular number shall include the plural, the plural the singular, and the use of any gender shall able to all genders.

The Wallace Fan
By: Erin Dias
It's: Trustee

Date: 4/14/26

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Wallace Family Trust and that she is authorized by The Wallace Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 14 day of April, 2026.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

NOTARY PUBLIC

My Commission Expires: 10/4/27

Certificate of Authenticity

I, Katie Smith, 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 4/14/26.

Date

Affiant Signature

4/14/26

Date

State of TN

County of Rutherford

Sworn to and subscribed before m 4 day of April, 2026.

Notary's Signature

My Commission Expires: 12 8

Notary's S

ANGELA GRACE VANCE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY