Karen Johnson Davidson County
Batch# 1407724 DEEDWARR
04/17/2026 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260417-0031724

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No..
Lisa Shackelford and Eduardo Larenas 156 Valley Forge Nashville, TN 37205	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226-1906	116 08 0G 156.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dennis W. Craney and Cathy W. Craney, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Lisa Shackelford, and Eduardo Larenas, wife and husband** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 156 Valley Forge, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Revised Sugartree, Phase 3 of record in Book 5050, Page 67-71, amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dennis W. Craney and wife, Cathy W. Craney, by Warranty Deed from Glen Roberts and wife, Donna Roberts, dated January 3, 2008, and recorded January 9, 2008, of record in Instrument No. 20080109-0002689, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 156 Valley Forge, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 17th day of April, 2026.

Dennis W. Craney

Cathy W. Craney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2026, before me personally appeared Dennis W Craney and Cathy W Craney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of April, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 17 day of April, 2026.

Notary Public
My commission expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Adam G. LaFleur, 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 April 17, 2026.

Affiant Signature

4/17/26

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2026.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-156