THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353608

Karen Johnson Davidson County
Batch # 1408907 DEEDWARR
04/21/2026 09:38:03 AM 2 pgs
Fees: $13.00 Taxes: $2,700.63

20260421-0032569

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $729,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Audrey Edwards and Will Edwards 456 Summit Oaks Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 128-16-0B-029.00 CO

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, **Ryan D. Shields and Michelle D. Deremer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Audrey Edwards and Will Edwards, 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(s) 29, as shown on the map entitled Phase Two Summit Oaks, of record in Instrument No. 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RYAN D. SHIELDS, AN UNMARRIED MAN AND MICHELLE D. DEREMER, AN UNMARRIED WOMAN, by deed from CHRISTOPHER E. MANDEL AND MARY ANNE MANDEL, HUSBAND AND WIFE, of record in Instrument No. 20150803-0076159, dated July 31, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 128-16-0B-029.00 CO.

Matters shown on the Plan of record in Instrument No. 20040112-0004661, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040116-0006770, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20020103-0001057, said Register's Office.

Utility Easement of record in Instrument No. 20010925-0103588, and Instrument No. 20010925-0103587, said Register's Office.

Water Line Easement of record in Book 7542, page 241, said Register's Office.

Easement(s) of record in Instrument No. 20050809-0094087, said Register's Office.

This is improved property located at 456 Summit Oaks Drive Nashville TN 37221

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, Grantor has executed this instrument on this 17th day of April, 2026.

Ryan D. Shields

Michelle D. Deremer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan D. Shields and Michelle D. Deremer, 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 17th day of April, 2026.

Notary Public



My Commission Expires: