Karen Johnson Davidson County
Batch# 1413588 DEEDWARR
04/30/2026 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20260430-0038149

**WARRANTY DEED**

(SEAL)

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$725,000.00**.

Katelyn Wilkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 2026.

Dakotah Harvey
Notary Public
MY COMMISSION EXPIRES:

File #26-TC-5126-C

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Grant Shed, Kody Shed, and Lisa Shed** (NAME) | New owner (NAME) | |
| **5216 Ravens Glen** (ADDRESS) | (ADDRESS) | **172 14 0B 254.00** |
| **Nashville, TN 37211** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**DAVID GLENN CRANFIELD AND SHELLY RENEE CRANFIELD, A MARRIED COUPLE,**

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

**Grant Shed, unmarried and Kody Shed and Lisa Shed, husband and wife, as tenants in common with right of survivorship**

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 183, on the Plan of WINFIELD PARK, A CLUSTER LOT DEVELOPMENT, PHASE 2, SECTION 2, a Planned United Development, of record in Instrument Number 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Glenn Cranfield and Shelly Renee Cranfield, husband and wife, by Warranty Deed from Phyllis J. Ahlman, an unmarried woman, of record in Instrument No. 201806180058295, in the Register's Office of Davidson County, Tennessee, dated June 15, 2018 and recorded on June 18, 2018.

**This conveyance is subject to:**

* Property Taxes for the year 2026 and all subsequent years.
*Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WINFIELD PARK, A CLUSTER LOT DEVELOPMENT, PHASE 2, SECTION 2, as recorded in Instrument No. 20030422-0052787.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691 and Instrument No. 20001211-0122000, Re-recorded in Instrument No. 20020520-0061426.
*Common Open Space Deed recorded as Instrument No. 20050414-0041760.
*Certification of Duly Adopted Resolution recorded in Instrument No. 20160211-0013422.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **5216 Ravens Glen, Nashville, TN 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 13th day of April, 2026.

David Glenn Cranfield

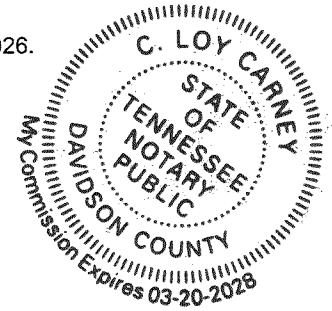
Shelly Renee Cranfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2026, before me personally appeared David Glenn Cranfield, 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 13th day of April, 2026.

Notary Signature
My commission expires:

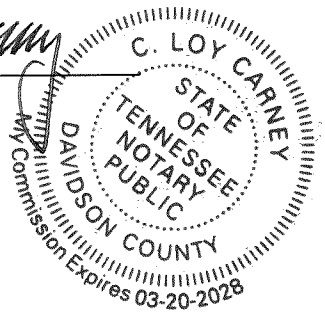



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2026, before me personally appeared Shelly Renee Cranfield, 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 13th day of April, 2026.

Notary Signature
My commission expires:



**CERTIFICATE OF AUTHENTICITY**

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 4/13/24.

Kayla Adams
Affiant
Date: 4/29/24

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 29 day of April, 2026.

Dakotah Harvey
Notary Public

My Commission Expires: _____

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027