WARRANTY DEED

Karen Johnson Davidson County
Batch# 1414901 DEEDWARR
05/01/2026 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260501-0039015

File #26-TC-2703-C

(SEAL)
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grace Fulmer and Evan Sanders	**Preferred Lending Group**	
(NAME)	(NAME)	**083 12 0 164.00**
2703 Meadow Rose Drive	**15303 Ventura Boulevard, Suite 921**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Sherman Oaks, CA 91403**	
(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,

PAIGE NICOLE GLOVER AND KEATON GLOVER, WIFE AND HUSBAND,

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

GRACE FULMER AND EVAN SANDERS, WIFE AND HUSBAND,

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:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 8 on the Plan of SECTION 6, SECOND ADDITION ROSEWOOD HEIGHTS, of record in Plat Book 2854, Page 21, Register's Office for said County.

Said Lot No. 8 fronts 75 feet on the Southwesterly side of Meadow Rose Park and runs back 161.9 feet on the Southeasterly line and 277.3 feet on the Northwesterly line to a dead line in the rear on which it measures 179 feet.

Being the same property conveyed to Paige Nicole Glover and Keaton Glover, wife and husband, as joint tenants with right of survivorship, by Warranty Deed from Rebecca Kelly Bembry, Successor Trustee of the Ada Ruth Kelly Revocable Living Trust dated October 18, 2021, of record in Instrument No. 20231122-0091142, in the Register's Office for Davidson County, Tennessee, dated November 20, 2023 and recorded on November 22, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, SECOND ADDITION ROSEWOOD HEIGHTS, as recorded in Plat Book 2854, Page(s) 21.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6- 3RD ADD ROSEWOOD HEIGHTS, as recorded in Plat Book 2854, Page 90.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2804, Page 217 and Book 2862, Page 313.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4001, Page 91.
* Easement for Gas Service Line or Fuel Line, recorded in Instrument No. 20010111-0003706.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **PAIGE NICOLE GLOVER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **KEATON GLOVER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **2703 Meadow Rose Drive, Nashville, TN 37206**.

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 30th day of April, 2026.

Paige Nicole Glover by _____, her attorney in Fact
Paige Nicole Glover by John Bishop, her Attorney-In-Fact

Keaton Glover by _____, his attorney in Fact
Keaton Glover by John Bishop, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **PAIGE NICOLE GLOVER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **PAIGE NICOLE GLOVER**.

Witness my hand and official seal this **30th** day of **April, 2026**.

_____
Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KEATON GLOVER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KEATON GLOVER**.

Witness my hand and official seal this **30th** day of **April, 2026**.

_____
Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 30th day of April, 2026.

Affiant Signature
Date 4-30-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026