This instrument prepared by:
RealSource, LLC
Doris Phillips
500 Corporate Parkway
Suite 500
Hoover, AL 35242
(205) 682-7655

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR
FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH day of April, 2026.

Notary Public
My Commission Expires: 5.28.28

Karen Johnson Davidson County
Batch# 1414958 DEEDWARR
05/01/2026 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260501-0039104

Address of New Owner	Send Tax Bills To:	Map and Parcel
Benny M. Cantrell Lisa F. Cantrell Olivia Cantrell	Benny M. Cantrell Lisa F. Cantrell Olivia Cantrell	107-14-0-158.00

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

THIS DEED, made and entered by and between **Chadrick Huntley, a single man** hereinafter known as Grantor, and **Benny M. Cantrell and Lisa F. Cantrell, Husband and Wife and Olivia Cantrell, a single woman as tenants in common with right of survivorship** hereinafter known as Grantees.

WITNESSETH

That for and in consideration of the sum of Ten dollars and no/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and does hereby grant, bargain, sell, transfer and convey unto the Grantee, their successors, heirs and assigns, with covenants of general warranty of title, the following described property, located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being LOT 89 as shown on the map entitled Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, in the Register's 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 Chadrick Huntley, single man from Greg Hall and wife, Dianne Hall by Warranty Deed dated November 2, 2022 and recorded November 7, 2022 as Document No. 20221107-0119665 in the Register's Office of Davidson County, Tennessee. Consideration: $237,000.00

This is improved property known as: 1005 Briley Parkway Nashville, TN 37217

TO HAVE AND TO HOLD the above-described property, together with all the rights, privileges and appurtenances thereunto belonging, unto the Grantee, with general warranty of title, their heirs and assigns, in fee simple, forever.

The Grantors covenant with the Grantee, their heirs and assigns, that they are lawfully seized and possessed of the property herein conveyed; that they have full power and authority to convey the same; that said property is free and clear of any encumbrance, except as herein stated; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereto, and to any easements apparent from an inspection of said property.

Witness the following signatures on this the 30 day of April, 2026.

Chadrick Huntley

STATE OF TENNESSEE
COUNTY OF DeKalb

Before me personally appeared Chadrick Huntley to me known to be the persons described in and who executed the foregoing instrument, or proves to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

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

Notary Public
My Commission Expires: 10/3/2026

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom 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 April 30, 2026.

Lissa Groom
Affiant
Date: April 30, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

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

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON