Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 149
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1418691
05/11/2026 11:18:14 AM
Fees: $13.00 Taxes: $1,276.50

Davidson County
DEEDWARR
2 pgs

20260511-0042206

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2026.

Notary Public

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Chad Sawyer	Chad Sawyer	096-13-0-075.00
(NAME) 822 Kent Road	(NAME) 822 Kent Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Lana M. Cotter, Trustee of The Lana M. Cotter Revocable Trust dated May 21, 2025, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Chad Sawyer, a single person , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot Number 96 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee. Said Lot Number 96 fronts 76 feet on the Westerly side of Kent Road, and runs back between lines, 157.6 feet on the Northerly side and 157.5 feet on the Southerly side to a dead line in the rear on which it measures 76 feet.

Being the same property conveyed to Lana Cotter from TCIF REO2, LLC by Special Warranty Deed of record in Instrument No 20020816-0099553 in the Register's Office for Davidson County, Tennessee dated 8/5/2002.

Being the same property conveyed to Lana M. Cotter, Trustee of The Lana M. Cotter Revocable Living Trust, dated May 21, 2025 by Quitclaim deed from Lana M. Cotter of record in Instrument No. 20250527-0041141 Register's Office for Davidson County, Tennessee, dated 5/21/2025 and recorded on 5/27/2025. (Value of consideration shown in

aforementioned deed $0.00.) Being also known as 822 Kent Road Nashville, Tennessee 37214.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 822 Kent Road, Nashville, TN 37214

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of May, 2026.

The Lana M. Cotter Revocable Trust dated May 21, 2025

By: Lana M. Cotter
Lana M. Cotter, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of May, 2026, before me personally appeared Lana M. Cotter, Trustee of The Lana M. Cotter Revocable Trust dated May 21, 2025, 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 4th day of May, 2026.

Vanessa Cortner
Notary Signature
My commission expires: 05-08-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY