THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454038** Karen Johnson Davidson County Batch# 1419775 DEEDWARR 05/13/2026 09:57:30 AM 3 pgs Fees: $18.00 Taxes: $1,498.50 20260513-0042932	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2026. Notary Public My Commission Expires: 12/16/2026 MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

WARRANTY DEED

Address New Owner: Jacob Stoops and Misty Davis 704 Rigger Court Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150 03 0 451.00

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, **Lawrence Mason Davis, surviving spouse of Michele Lynn Davis, now unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Stoops and Misty Davis, both unmarried**, ("Grantees"), its 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 No. 58, on the plan of SECTION THREE, HARBOR LANDING, as shown on Plat of record in Plat Book 6900, Page 348, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michele Lynn Davis and Lawrence Mason Davis, a married couple, by Quitclaim Deed from Michele L. Davis, married, of record in Instrument No. 20231005-0078562, in the Register's Office of Davidson County, Tennessee, dated September 26, 2023, and recorded on October 05, 2023. The said Michele Lynn Davis died on November 07, 2023, leaving Lawrence Mason Davis as surviving tenant by the entirety.

Being the same property conveyed to Michele L. Walter, by Warranty Deed from Marvin Carter and Christy Carter, husband and wife, of record in Instrument No. 20160805-0081659, in the Register's Office of Davidson County, Tennessee, dated August 04, 2016, and recorded on August 05, 2016.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, HARBOR LANDING, as recorded in Plat Book 6900, Page(s) 348.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6319, Page 65.

This is improved property located at 704 Rigger Court Nashville TN 37217

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 12th day of May, 2026.

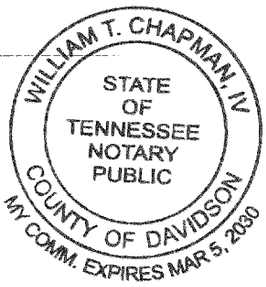
Lawrence Mason Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence Mason Davis, 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 12th day of May, 2026.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Anthony N. Greco, 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 the 12th day of May, 2026.

05/12/2026

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 12th day of May, 2026.

Commission Expires July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027