RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 1425221 DEEDWARR
05/26/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20260526-0047777

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-2065

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of May, 2026

Elizabeth Yerger
Notary Public

Commission Expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ross Smith and Faith McEuen 1016 Caldwell Lane Nashville, TN 37204	New owners	118-13-0-063.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David Alexander McMeen and Courtney Morgan McMeen FKA Courtney Morgan Shelton, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ross Smith, single, and Faith McEuen, single,
as joint tenants with right of survivorship,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Resubdivision of Lot Number 67 through 72, 80 and 81 of Oriental Golf Club Subdivision, Section One of record in Plat Book 5800, Page 293, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Alexander McMeen and Courtney Morgan Shelton, husband and wife by Warranty Deed from Luke Richesson and Anita Richesson, husband and wife of record in Instrument No. 20211217-0167311 Register's Office for

Davidson County, Tennessee, dated December 16, 2021 and recorded on December 17, 2021.

Courtney Morgan Shelton having since married is now known as Courtney Morgan McMeen.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1016 Caldwell Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 26th day of May, 2026.

David Alexander McMeen

Courtney Morgan McMeen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of May, 2026, before me personally appeared David Alexander McMeen and Courtney Morgan McMeen, 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 26th day of May, 2026.

Notary Signature
My commission expires:



WARRANTY DEED

Certificate of Authenticity

I, Elizabeth Yerger, 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 May 26, 2026.

Affiant Signature

May 26, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

26th day of May, 2026.

Notary's Signature

My Commission Expires: 5/8/2028

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028