Karen Johnson Davidson County
Batch# 1426877 DEEDWARR
06/01/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260601-0049038

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $310,000.00. Carmen Conto Affiant Subscribed and sworn to before me, this the 26th day of May, 2026. April Sumrul Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Arthur D. Walker, III	CMG Mortgage, Inc. dba CMG Homes Loans	108-16-0-205.00
1428 Timber Valley Drive	3160 Crow Canyon Road #400	
Nashville, TN 37214	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRANDON RAILEY AND MADYSON RAILEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTHUR D. WALKER, III, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 86-B on the Plan of Zone Lot Division Lots 85 and 86, Section 2 of Percy Priest Woods of record in Book 5200, Page 755, amending Plat Book 5800, Page 259, 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 Brandon Railey and Madyson Railey, husband and wife by Warranty Deed from Adrianne Archie n/k/a Adrianne Sternberg, a married woman of record in Instrument No. 20200507-0047615 Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 07, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1428 Timber Valley Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of May, 2026.

Brandon Railey

Madyson Railey

STATE OF FLORIDA
COUNTY OF St. Johns

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Railey and Madyson Railey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of May, 2026.

LANA C GATEWOOD
MY COMMISSION # HH 563169
EXPIRES: June 21, 2028

Notary Public

My Commission Expires: 06/21/2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 26. 2026

Affiant Signature

29th day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

