WARRANTY DEED

Karen Johnson Davidson County
Batch# 1427735 DEEDWARR
06/03/2026 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260603-0050266

File #26-DW-6228-CP

(SEAL)
KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Jameson	**First Choice Lending Services, LLC, a TN LLC**	
(NAME)	(NAME)	
6228 Henry Ford Drive	**9821 Cogdill Road, Suite 2**	**090-12-0-191**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Knoxville, TN 37932**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTIE RAY PARTIN, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SARAH JAMESON, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 220 on the Plan of CHARLOTTE PARK, SECTION III, of record in Plat Book 2663, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 220 fronts 77.0 feet on the Easterly margin of Henry Ford Drive and extends back 263.5 feet on the Northerly line and 296.5 feet on the Southerly line to a dead line in the rear, measuring 57.0 feet thereon.

Being the same property conveyed to Ranse M. Partin, A Married Man, by Warranty Deed from Meghan Doyle and Eamon K. Doyle, Husband and Wife, of record in Instrument No. 20210524-0070244, in the Register's Office of Davidson County, Tennessee, dated May 19, 2021 and recorded on May 24, 2021.

Being the same property conveyed to Christie Ray Partin, an unmarried woman, by Quitclaim Deed from Ranse M. Partin, an unmarried man, of record in Instrument No 202606030050264 , in the Register's Office of Davidson County, Tennessee, dated May _29_, 2026 and recorded on __June 3, ____, 2026.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION III, as recorded in Plat Book 2663, Page(s) 70.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2803, Page 210.
* Agreement as set forth in instrument recorded in Book 2593, Page 566.
* No coverage is provided as to the amount of acreage or square footage.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **CHRISTIE RAY PARTIN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **6228 Henry Ford Drive, Nashville, TN 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 29th day of May, 2026.

Christie Ray Partin by John Bishop, her attorney in Fact

Christie Ray Partin by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CHRISTIE RAY PARTIN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CHRISTIE RAY PARTIN**.

Witness my hand and official seal this **29th** day of **May**, **2026**.

Notary Signature
My Commission Expires: _____



True Copy Certification

I, **Denise Woods,** 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 this the 29 day of May, 2026.

Denise Woods
Affiant Signature
Date 5-29-2026

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026