Warranty Deed

Karen Johnson Davidson County Batch# 1429545 DEEDWARR 06/08/2026 03:51:30 PM 3 pgs Fees: $18.00 Taxes: $2,034.63 20260608-0051617	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $549,900.00. Affiant Subscribed and sworn to before me, this the 4th day of June, 2026. Notary Public My commission expires:

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

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Baxter Cannada	Legacy Homes Loans, LLC DBA Steadfast Mortgage	082-03-0-541.00
864 Joseph Avenue	408 Highway 76	
Nashville, TN 37207	Whtie House, TN 37188	

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, **KEVIN PATRICK LANAHAN, JR. AND LINDSAY MICHELLE DONOVAN NKA LINDSAY MICHELLE LANAHAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAXTER CANNADA, AN UNMARRIED 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:

Being Lot No. 24 on the Plan of Nashville Housing Authority Subdivision No. 1 as of record in Bok 3700, page 42, Register's Office for said County.

Said Lot fronts 57.5 feet on the westerly side of Joseph Avenue and extends back 144.6 feet on the northerly line and 144.4 feet on the southerly line to an alley in the rear and measures 57.5 feet thereon.

Being the same property conveyed to Kevin Patrick Lanahan Jr, Unmarried and Lindsay Michelle Donovan, unmarried, as Tenants in Common with Rights of Survivorship by Warranty Deed from Jeffrey S. Singleton of record in Instrument No. 20190909-0090805 Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on September 09, 2019. Lindsay Michelle Donovan being now known as Lindsay Michelle Lanahan.

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 864 Joseph Avenue, Nashville, TN 37207, 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 4th day of June, 2026.

Kevin Patrick Lanahan, Jr.

Lindsay Michelle Lanahan by Kevin Patrick Lanahan, Jr. attorney-in-fact

Lindsay Michelle Lanahan by Kevin Patrick Lanahan, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Patrick Lanahan, Jr., 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 3rd day of June, 2026.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Patrick Lanahan, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lindsay Michelle Lanahan, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Lindsay Michelle Lanahan.

Witness my hand and seal this 3rd day of June, 2026.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Certificate of Authenticity

I, Ryan Lux, 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 **June 4, 2026**.

Date

Affiant Signature

06/04/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029