THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554538**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Wil The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Kathy L. Rainey Affiant Subscribed and sworn to before me, this 10th day of June, 2026. Notary Public My Commission Expires: 2/27
Karen Johnson Davidson County Batch# 1432691 DEEDWARR 06/11/2026 09:57:30 AM 3 pgs Fees: $18.00 Taxes: $2,257.00 20260611-0053017	

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kathy L. Rainey and Michael A. Rainey 1140 Frewin Street Nolensville TN 37135	Send Tax Bills To: ~~New Owner~~ CME Lending Grp 890 E. Sidewalk Ste 101 Chesterton IN 46304	Tax Information: Tax Parcel ID No. 187-05-0A-016.00 CO

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, **Cheryl L. Dobson, Trustee of the Cheryl L. Dobson Trust dated May 17, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathy L. Rainey and Michael A. Rainey, wife and husband,** ("Grantees"), their 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. 16, as shown on the plan of Burkitt Springs, Phase 4B, of record as Instrument No. 20160802-0079556, in the Register's Office for Davidson County, Tennessee, to which plan re8ference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FAYRENE W. FLINCHUM, TRUSTEE OF THE FAYRENE W. FLINCHUM REVOCABLE LIVING TRUST AGREEMENT, DATED NOVEMBER 3, 2004, by deed from LAUREN VOTTELER, of record in Instrument No. 20190618-0058443, dated June 17, 2019, said Register's Office.

HAROLD S. FLINCHUM, TRUSTEE OF THE FAYRENE W. FLINCHUM REVOCABLE LIVING TRUST AGREEMENT, DATED NOVEMBER 3, 2004, conveyed to HAROLD S. FLINCHUM, TRUSTEE, FAYRENE W. FLINCHUM FAMILY (CREDIT SHELTER) TRUST UA DATED NOVEMBER 3, 2004, by quitclaim deed of record in Instrument No. 20210413-0049140, dated April 7, 2021, said Register's Office.

HAROLD S. FLINCHUM, TRUSTEE, FAYRENE W. FLINCHUM FAMILY (CREDIT SHELTER) TRUST UA DATED NOVEMBER 3, 2004 conveyed to CHERYL L. DOBSON, TRUSTEE, CHERYL L. DOBSON TRUST DATED MAY 17, 2023, by quitclaim deed of record in Instrument No. 20230522-0037954, dated May 17, 2023, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 187-05-0A-016.00 CO.

Matters shown on the Plan of record in Instrument No. 20160802-0079556 corrected by Scrivener's Affidavit of record in Instrument No. 20190109-0002443, said Register's Office.
of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20130514-0048379, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an

instrument of record in Instrument No. 20140110-0002949, Supplemented to Annex Phase 4B in Instrument No. 20170118-0005499, said Register's Office.

This is improved property located at 1140 Frewin Street Nolensville TN 37135

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 10th day of June, 2026.

Cheryl L. Dobson Trust dated May 17, 2023

By: Cheryl L. Dobson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl L. Dobson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of Cheryl L. Dobson Trust dated May 17, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of June, 2026.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
November 14, 2029

I, Amy Cross Nance, 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 18 day of June 2026

Dated 6/10, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 10 day of June, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL