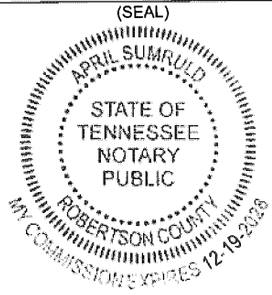
Karen Johnson Davidson County
Batch# 1437519 DEEDWARR
06/24/2026 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20260624-0056890

WARRANTY DEED

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 12/19/28

File #26-DW-1208-C

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)
Nicole Megan Staggs (NAME)	Better Mortgage Corporation (NAME)	
1208 Chapel Avenue (ADDRESS)	128 S. Tryon Street Suite 880 (ADDRESS)	**083 02 0O 002.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Charlotte, NC 28202 (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,

LISE E. RIDINGS, TRUSTEE OF LISE E. RIDINGS REVOCABLE LIVING TRUST,

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

NICOLE MEGAN STAGGS, A SINGLE 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B, of 1206 CHAPEL AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1206 CHAPEL AVENUE COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20160106-0001201; as First Amendment recorded in Instrument No. 20170508-0045484, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Lise E. Ridings, Trustee, The Lise E. Ridings Revocable Living Trust, By Quitclaim Deed From Lise E. Ridings (also known as Lise Ellen Ridings), of record in Instrument No. 20190520-0047187, in the Register's Office of Davidson County, Tennessee, dated May 14, 2019, and recorded on May 20, 2019.

Being part of the same property conveyed to Lise Ellen Ridings, an unmarried woman, by Warranty Deed from Chapel Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170811-0082487, in the Register's Office of Davidson County, Tennessee, dated August 09, 2017, and recorded on August 11, 2017.

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 H.M. DOAK'S SUBDIVISION OF LAND, as recorded in Plat Book 332, Page 22 as resubdivided in Instrument No. 2004.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160106-0001201 as amended in Instrument No. 20170508-0045484.
* Charter for 1206 Chapel Avenue Cottages HOA, Inc. recorded as Instrument No. 20160106-0001200.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1208 Chapel Avenue, Nashville, TN 37206.

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 17th day of June, 2026.

Lise E. Ridings Revocable Living Trust

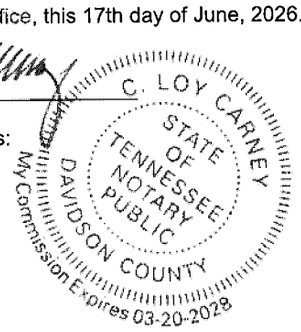
By: _____
Lise E. Ridings, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2026, before me personally appeared Lise E. Ridings, Trustee of Lise E. Ridings Revocable Living Trust, 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 17th day of June, 2026.

_____
Notary Signature
My commission expires:



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 June 17. 2026

Affiant Signature

23rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606240056890