WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438838 DEEDWARR
06/29/2026 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,325.45
20260629-0058438

File No. KS-26-2674

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 9/3/29
(AFFIX SEAL)

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark David Plunkett and Janette Kay Plunkett	New Owner	
(NAME)	(NAME)	147-09-0-009.00
5002 Churchill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Bryan Stanfield Owen and Cameron Clark Rochelle, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark David Plunkett and Janette Kay Plunkett, husband and wife, as tenants by the entirety,** HEREINAFTER CALLED THE GRANTEE, 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. 58, on the Plan of Crievewood, of record in Plat Book 2331, Page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cameron Rochelle, an unmarried woman by Warranty Deed from Thomas J. Sharn and wife, Carrie A. Sharn of record in Instrument No. 20110504-0034341 Register's Office for Davidson County, Tennessee, dated April 28, 2011 and recorded on May 04, 2011.

Being the same property conveyed to Bryan Stanfield Owen and Cameron Clark Rochelle, husband and wife by Quitclaim Deed from Cameron Rochelle of record in Instrument No. 20230315-0018767 Register's Office for Davidson County, Tennessee, dated March 09, 2023 and recorded on March 15, 2023.

This is property more commonly known as 5002 Churchill Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 25th day of June, 2026.

Bryan Stanfield Owen

Cameron Clark Rochelle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2026, before me personally appeared Bryan Stanfield Owen and Cameron Clark Rochelle, 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 25th day of June, 2026.

Notary Signature
My commission expires: Mar 8, 2028



CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 06/26/2026.

John Cobb Rochford

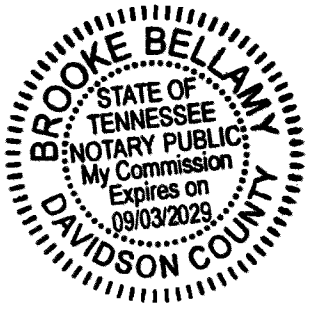
Date: 06/26/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 06/26/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29