Karen Johnson Davidson County
Batch# 1440534 DEEDWARR
06/30/2026 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260630-0059016

WARRANTY DEED Graham-T26-055	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2026. (Affix Seal) Notary Public My Commission Expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Adelicia Graham	First Citizens Bank & Trust Company	148-10-44
3908 Creekside Drive	1314 Park Street	
Nashville, TN 37211	Columbia, SC 29201	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jennifer Lynn Ryan, an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Adelicia Graham, a single woman,** hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot 178, LOCUSTWOOD, SECTION FIVE, as shown on plat of record in Plat Book 2663, Page 43, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer Lynn Ryan, a Single Person, by Warranty Deed from Samuel Brooker, an Unmarried Man, of record in Instrument No. 20141209-0112724, in the Register's Office of Davidson County, Tennessee, dated December 04, 2014, and recorded on December 09, 2014.

unimproved ☐
This is improved ☑ Property known as: **3908 Creekside Drive, Nashville, TN 37211**

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, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 25 day of June, 20 26

Jennifer Lynn Ryan

STATE OF _____

_____ OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jennifer Lynn Ryan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this _____ day of _____, 2026.

_____

Notary Public

My Commission Expires: _____

see attached California acknowledgment

Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of HUMBOLDT)

On June 25, 2026 before me, LINDA J. MARROW, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Jennifer Lynn Ryan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LINDA J. MARROW
Notary Public - California
Humboldt County
Commission # 2452804
My Comm. Expires Jul 10, 2027

Signature Linda J Marrow (Seal)

True Copy Certification

I, **Tonya Cherry,** 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 25 day of June, 2026.

Affiant Signature
Date 6-25-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028