WARRANTY DEED

Karen Johnson Davidson County
Batch# 1441985 DEEDWARR
07/02/2026 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20260702-0060144

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,250,000.00.

Affiant

Subscribed and sworn to me on 06/29/26.

NOTARY PUBLIC

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Channing Mitzell Isabella Rakos Valentini 2116 Pontotoc Ave Nashville, TN 37206	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	083 03 0 082.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph Davis, an unmarried man, and Jordan Holden, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Channing Mitzell and Isabella Rakos Valentini, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Plat of Pontotoc Subdivision, A Part of the Early Tract, of record in Plat Book 547, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Joseph Davis and Jordan Holden, husband and wife, by Warranty Deed from Meridian Capital Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20200218-0017730, in the Register's Office of Davidson County, Tennessee, dated February 14, 2020, and recorded on February 18, 2020.
>
> The said Joseph Davis and Jordan Holden having since divorced pursuant to Final Decree of Divorce filed in the Fourth Circuit Court of Davidson County, Tennessee as Docket No. 25D1804 dated May 12, 2026.
>
> This is improved property known as 2116 Pontotoc Ave, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 06/29/26.

Jordan Holden

Joseph Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/29/26, before me personally appeared Jordan Holden, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 06/29/26.



NOTARY PUBLIC

My Commission Expires: 9/3/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/29/26, before me personally appeared Joseph Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 06/29/26.



NOTARY PUBLIC

My Commission Expires: 9/3/29

True Copy Certification

I, **Tammy Carney,** 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 29 day of June, 2026.

Affiant Signature

Date 6.29.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

