# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 525,000.00** .

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2026.

Notary Public

COMMISSION EXPIRES: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1442976 DEEDWARR
07/07/2026 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260707-0061153

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dominic John Davis<br>Rachael Brie Ellen Davis<br>(NAME) | CMG Mortgage, Inc dba<br>CMG Home Loans<br>(NAME) | 051-03-0-013 |
| 801 Vantrease Road<br>(ADDRESS) | 3160 Crow Canyon Road<br>Suite 400<br>(ADDRESS) | |
| Madison, TN 37115<br>(CITY) (STATE) (ZIP) | San Ramon, CA 94583<br>(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, **Valerie Lyn Jephson, Trustee of Valerie Lyn Jephson Revocable Living Trust dated June 23, 2015,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dominic John Davis and Rachael Brie Ellen Davis, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 11 on the Map of Blair Heights, Section One, as of record in Book 2133, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Valerie Lyn Jephson, Trustee of the Valerie Lyn Jephson Revocable Living Trust Agreement dated June 23, 2015 by Quitclaim Deed from Valerie L. Jephson, dated June 23, 2015 and filed for record on June 30, 2015 in Instrument No. 20150630-0062665, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **801 Vantrease Road** **Madison, TN** **37115**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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, successors 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, 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 our hands this 22nd day of June 2026.

Valerie Lyn Jephson Revocable Living Trust

By: Valerie Lyn Jephson, Trustee
Valerie Lyn Jephson, Trustee

STATE OF ARIZONA )
COUNTY OF PIMA )

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Valerie Lyn Jephson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee under that certain Trust Agreement June 25, 2015 for the benefit of Valerie Lyn Jephson Revocable Living Trust Agreement, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 22 day of June 2026.

Debra C McGraw
Notary Public
Commission Expires: 5/14/2027

Notary Public State of Arizona
Pima County
Debra C McGraw
My Commission Expires 5/14/2027
Commission Number 649642

**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 24. 2026

Affiant Signature

6th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 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