Karen Johnson Davidson County
Batch# 1443799 DEEDWARR
07/10/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260710-0062289

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PARKWAY, STE. 1560
MURFREESBORO, TN 37129
VT260600044

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., STE. 1560, MUFFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Lefancheck and Jenna Lefancheck 2320 Peak Hill Cove Nashville, TN 37211	New Owner	172-12-0B-060.00 CO

FOR AND IN 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, WE,

Stephen P. Dornan, Trustee of the Betty L. Dornan Revocable Trust, dated September 22, 2022

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Lefancheck and Jenna Lefancheck, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 156 on the Plan of Section Five, Bradford Hills, of record in Plat Book 7900, Page 6, and Book 7900, Pages 287 and 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Betty L. Dornan as Trustee of the Betty L. Dornan Revocable Trust, dated September 22, 2022, by Quitclaim Deed from Betty L. Dornan, dated 9/22/2022 and recorded 9/26/2022 in Instrument No. 20220926-0106142; and being the same property previously conveyed to Betty L. Dornan by Warranty Deed from Claridge Builders, Inc., dated 2/26/1992 and recorded 2/27/1992 in Book 8559, Page 451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2320 Peak Hill Cove, 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 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 our hands this 8th day of July, 2026.

Betty L. Dornan Revocable Trust, dated September 22, 2022

By Stephen P Dornan TRUSTEE
Stephen P. Dornan, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Stephen P. Dornan with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee Betty L. Dornan Revocable Trust, dated September 22, 2022 the within named bargainor, and Trust and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Stephen P. Dornan as such Trustee.

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of July, 2026.

Commission Expires:_____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

Certificate of Authenticity

I, Ryan Lux, 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 **July 8, 2026**.

Date

Affiant Signature

07/08/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

