WARRANTY DEED

Karen Johnson Davidson County
Batch# 1449946 DEEDWARR
07/21/2026 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20260721-0065990

File #26-TL-1716-C

(SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 9-7-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dwanna Shelton and Michael Shelton	New Owner	
(NAME)	(NAME)	**172 08 0B 080.00**
501 Champions Court (aka 1716 Champions Drive)		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MIKEAL S. TRUMP AND SARAH E. TRUMP, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DWANNA SHELTON AND MICHAEL SHELTON, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 80 on the Plan of PHASE TWO BRIDLE DOWNS of record in Plat Book 7900, Page 241, 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 Mikeal S. Trump and Sarah E. Trump, husband and wife, by Warranty Deed from Freedom Properties, LLC, of record in Instrument No. 20150710-0067165, in the Register's Office of Davidson County, Tennessee, dated July 07, 2015 and recorded on July 10, 2015.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO BRIDLE DOWNS, as recorded in Plat Book 7900, Page(s) 241.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7448, Page 772, as amended in Book 8814, Page 631; Book 9818, Page 68 and Book 9873, Page 497.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 7266, Page 813.
* Charter for Bridle Downs Homeowners Corporation recorded as Book 8814, Page 604.
* Common Open Space Deed recorded as Book 8838, Page 983.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **501 Champions Court (aka 1716 Champions 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th day of July, 2026.

Mikeal S. Trump

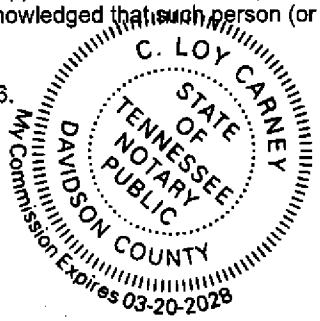
Sarah E. Trump

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2026, before me personally appeared Mikeal S. Trump, 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 15th day of July, 2026.

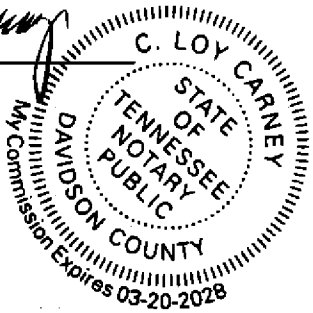
Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON



On this 15th day of July, 2026, before me personally appeared Sarah E. Trump, 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 15th day of July, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Holly A Mason, 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 7/15/26.

Holly A Mason
Affiant Signature

7/15/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of July, 2026.

Notary's Signature (Notary Seal)

