	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $384,900.00 Affiant
Karen Johnson Davidson County Batch# 1450263 DEEDWARR 07/21/2026 03:37:30 PM 3 pgs Fees: $18.00 Taxes: $1,424.13 20260721-0066068	Subscribed and sworn to before me, this the 17th day of July, 2026 Notary Public My Commission Expires: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: Chase Rees and Roderick Rees	Send Tax Bills to: Rocket Mortgage, LLC	Map-Parcel No.(s): 053-09-0B-021-00-CO
1605 Cumberland Station Boulevard	1050 Woodward Avenue	
Nashville, TN 37115	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

George T. Davis, married

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

Chase A. Rees, a single person, and Roderick J. Rees, a married person, joint tenants with right of survivorship

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. 221 on the Plan of Section One, Cumberland Station at Wilson Camp, of record in Plat at Instrument No. 20011009-0109759, 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 George T. Davis, an unmarried man, by Warranty Deed from Robert B. Merritt, unmarried, dated 1/10/2018 and recorded 1/11/2018 in Instrument No. 20180111-0003884, Register's Office for Davidson County, Tennessee

Tierra Davis, hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title, and interest in the above-described property by virtue of her marriage to George T. Davis.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Deed Restrictions of record in Book 10585, Page 496; Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20011015-0112096; amended in Instrument Number 20020919-0114055 and Instrument Number 20031030-0159798; and assigned in Instrument Number 20061024-0131768; HOA Charter of record in Instrument Number 20011017-0113082; Conveyance of Common Areas of record in Instrument Number 20011126-0128251; Ingress/Egress Easement for Cemetery as shown on deed of record in Instrument Number

20020925-0116906; Easement of record in Instrument Number 20040309-0026763; and all existing easements and all other matters shown on plat of record in Instrument Number 20011009-0109759, Register's Office for Davidson County, Tennessee.

This is improved property known as 1605 Cumberland Station Boulevard, Nashville, TN 37115

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 my/our hand(s) this 17th day of July, 2026

George T. Davis

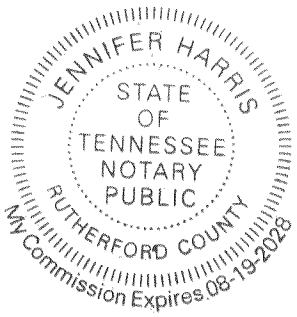
Tierra Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2026, before me personally appeared George T. Davis and Tierra Davis, 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 17th day of July, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Denise Woods,** 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 17 day of July, 2026.

Denise Woods
Affiant Signature
Date 7-17-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027