Karen Johnson Davidson County
Batch# 1450461 DEEDWARR
07/22/2026 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $4,495.50
20260722-0066350

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755034**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,215,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2026. Notary Public My Commission Expires: 07/03/2028

LUKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Carrie Hollister Ward 11 Thorndale Court Nashville TN 37215	Send Tax Bills To: CrossCountry Mortgage, LLC 302 Innovation Drive, Suite 470 Cleveland, OH 44114	Tax Information: Tax Parcel ID No. 131-06-0F-027.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Thomas Trent, Jr. and Melanie J. Trent, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carrie Hollister Ward, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 27, as shown on the map entitled Plat of Burton Hills Village of Abbeywood Tract 21, of record in Plat Book 6900, page 223, amended in Book 7147, page 423 and in Book 7255, page 531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to J. THOMAS TRENT, JR. AND MELANIE J. TRENT, HUSBAND AND WIFE, by deed from ROBERT L. FITZPATRICCK AND ALICE C. FITZPATRICK, HUSBAND AND WIFE, of record in Instrument No. 20210831-0117354, dated August 30, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 131-06-0F-027.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 223, amended in Book 7147, page 423 and in Book 7255, page 531, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532 and Book 6778, page 536, said Register's Office.

Maximum square footage allocation of record in Book 7147, page 423, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 7146, page 193, amended in Book 9790, page 987, said Register's Office.

Easement to Metropolitan Government of Nashville and Davidson County of record in Book 3702, page 250, said Register's Office.

This is improved property located at 11 Thorndale Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2026.

J. Thomas Trent, Jr.

Melanie J. Trent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Thomas Trent, Jr. and Melanie J. Trent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2026.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Karly Pickerigh, 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 **7/21/26**.

Date

Affiant Signature

7/21/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **July**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)