Karen Johnson Davidson County
Batch# 1452322 DEEDWARR
07/29/2026 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20260729-0069387

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/9/27
(AFFIX SEAL)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nashville Metro Holdings LLC., a Tennessee limited liability company	New Owner	090 12 0 086.00
(NAME) 492 Sunliner Dr.	(NAME)	
(ADDRESS) Nashville TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lora Lee Cornish, Executor of The Estate of Shirley M. Fairchild**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nashville Metro Holdings LLC., a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 310 on the Plan of CHARLOTTE PARK SECTION SIX, of record in Plat Book 2900, Pages 7 & 8, Register's office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Shirley M. Fairchild, unmarried, by Warranty Deed from Sharon Denise Ray, unmarried, of record in Book 9285, Page 480, in the Register's Office of Davidson County, Tennessee, dated March 18, 1994 and recorded on March 22, 1994. The said Shirley M. Fairchild died on August 24, 2025, testate. See Probate Case 25P2092, Davidson County Circuit Court.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 492 Sunliner Drive, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (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 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Effective the 27 day of July, 2026.

The Estate of Shirley M. Fairchild

BY: Lora Lee Cornish
Lora Lee Cornish
Executor

STATE OF Texas

COUNTY OF Collin

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lora Lee Cornish with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of The Estate of Shirley M. Fairchild, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of July, 2026.

Notary Public

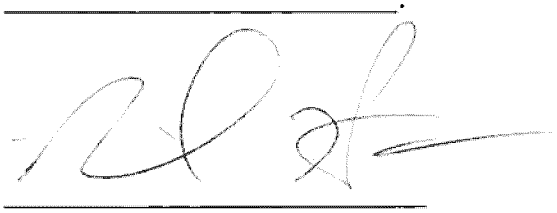
My commission expires: 08/19/2028

ANNA LAZAREVA
Notary ID #132631945
My Commission Expires
August 19, 2028

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Certificate of Authenticity

I, Nick Harris, 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 7/28/26



Affiant Signature

7/28/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of July, 20 26



Notary's Signature

My Commission Expires: 3/9/27

Date

