Karen Johnson Davidson County
Batch# 1452751 DEEDWARR
07/30/2026 12:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,158.10
20260730-0070288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00.

Marcya H. D. Bove (Affiant)

Subscribed before me this 29th day of July, 2026.

Notary Public

My commission expires: 02/12/2029

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Marcya H. D. Bove, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
TriNikka Davis (NAME)	**TriNikka Davis** (NAME)	**162-05-0-032-00**
5204 Byrne Drive (ADDRESS)	**5204 Byrne Drive** (ADDRESS)	
Nashville, TN 37211 (City) (State) (Zip)	**Nashville, TN 37211** (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Regina Carnahan, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TriNikka Davis, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of Southwood Subdivision, of record in Book 2663, Page 125 and 126, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Freeman A. Cushen and Cynthia G. Cushen, both unmarried by Warranty Deed from Jimmy McLaurin Warren and wife, Linda B. Warren dated June 7, 2004 and recorded June 8, 2004 in Instrument No. 20040608-0067907, Register's Office of Davidson County, Tennessee.

Freeman A. Cushen having become deceased on or about February 15, 2010; Affidavit of heirship in Instrument No. 20131029-0112153 and Instrument No. 20131029-0112154, said Register's Office.

Being the same property conveyed to Cynthia A. Cushen, unmarried by Quitclaim Deed from Regina Carnahan, Mary Angela Smith, Michael Cushen and Cynthia G. Cushen, dated October 23, 2013 and recorded October 29, 2013 in Instrument No. 20131029-0112155, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Regina Carnahan and Cynthia G. Cushen, as joint tenants with right of survivorship by Quitclaim Deed from Cynthia G. Cushen through Victor Hazelwood, Trustee, dated October 23, 2013 and recorded November 4, 2013 in Instrument No. 20131104-0114265, Register's Office of Davidson County, Tennessee.

Cynthia G. Cushen having become deceased on or about March 3, 2026, leaving Regina Carnahan as sole fee owner.

THIS PROPERTY IS NOT THE MARITAL RESISDENCE OF THE GRANTOR NOR HER SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, and (6) taxes for the year 2026 and subsequent years, a lien not yet due and payable.

This is improved property know as: 5204 Byrne Drive, Nashville, TN

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2026.

Regina Carnahan (SEAL)
Regina Carnahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of July, 2026, before me personally appeared Regina Carnahan, 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 29th day of July, 2026.

Notary Signature
My commission expires: 7/3/2028



Tennessee Certification of Electronic Document

I, Marcya Bove, 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 29, 2026 (date of document).

Marcya Bove
Affiant Signature

7/29/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before this 29th day of July, 2026

Taylor Kline
My commission expires: 4/3/29

Notary Seal

