THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654894**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $899,900.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2026. Notary Public My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

WARRANTY DEED

Address New Owner: Elbert Leon Denney 5562 Prada Drive Brentwood TN 37027	Send Tax Bills To: FirstBank 722 Columbia Ave Franklin,TN 37064	Tax Information: Tax Parcel ID No. 181 10 0E 043.00

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, **Joseph F. Solus and Kathleen Ellen Dennis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elbert Leon Denney unmarried man**, ("Grantees"), their 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 No. 43, on the Plat of HIGH POINT, Phase 2, Section 2, of record as Instrument No. 20140821-0076394, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Joseph F. Solus and Kathleen Ellen Dennis, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150701-0063762, in the Register's Office of Davidson County, Tennessee, dated June 25, 2015 and recorded on July 01, 2015.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGH POINT, as recorded in Instrument No. 20140821-0076394.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110603-0042709; as Supplement recorded in Instrument No. 20120119-0005431; Instrument No. 20120912-0082818; Instrument No. 20130820-0087853; Instrument No. 20140808-0071500; Instrument No. 20150622-0059582; as Amendment recorded in Instrument No. 20170811-0082700.

Charter for High Point Homeowners Association, Inc. recorded as Instrument No. 20100113-0003233.

This is improved property located at 5562 Prada Drive Brentwood TN 37027

Karen Johnson Davidson County
Batch# 1453036 DEEDWARR
07/31/2026 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20260731-0070887

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 30th day of July, 2026.

Joseph F. Solus by Kathleen Ellen Dennis as Attorney-in-fact

Kathleen Ellen Dennis

Joseph F. Solus by Kathleen Ellen Dennis as Attorney-in-fact

Kathleen Ellen Dennis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Ellen Dennis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joseph F. Solus and that he is authorized by Joseph F. Solus to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of July, 2026.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 31nd day of July, 2026

7/31/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 31nd day of July, 2026

Notary Signature

Commission Expiration Date:

4/22/2028

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/22/2028
WILSON COUNTY