Karen Johnson Davidson County
Batch# 1458901 DEEDWARRSP
08/12/2026 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260812-0074397

| SPECIAL WARRANTY DEED | State of Tennessee<br>County of Williamson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2026<br>Notary Public<br>MY COMMISSION EXPIRES: |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Daniel Tanner<br>Rachael Tanner | NEW OWNER(S) | 117-16-0-225.00 |
| (NAME) | (NAME) | |
| 1216 Grandview Drive | 1207 Grandview Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-02-2030

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **COLEMAN B. AYCOCK AND WIFE, CATHI COOK AYCOCK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL TANNER AND RACHAEL TANNER, A MARRIED COUPLE**, 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. 7 of Block "M" on the Plan of the Maplehurst Subdivision, as of record in Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the northerly side of Grandview Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Coleman B. Aycock by Warranty Deed from Enola R. Speer, unmarried, dated December 30, 1985, of record in Book 6758, page 569, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Coleman B. Aycock and wife, Cathi Cook Aycock, by Quitclaim Deed from Coleman B. Aycock, dated September 27, 1989, of record in Book 7947, page 936, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1216 Grandview Drive, Nashville, TN 37215

**This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Plan in Book 843, pages 22 and 23; Easement for sewer of record in Book 5011, page 673; all of record in the Register's Office for Davidson County, Tennessee.**

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 THE GRANTOR, DOES HEREBY CONVENANT with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Witness our hands this 6th day of August, 2026.

COLEMAN B. AYCOCK

CATHI COOK AYCOCK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **COLEMAN B. AYCOCK and CATHI COOK AYCOCK**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of August, 2026

Notary Public

My Commission Expires: _____

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

File 40311

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/6/26.

Date

Affiant Signature

8/6/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of August, 26.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029