Karen Johnson Davidson County
Batch# 1459379 DEEDWARR
08/13/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260813-0075535

# ***WARRANTY DEED***

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

Responsible Taxpayer and Property Owner:

Megan Thomas
161 Shadow Glen Drive
Nashville, TN 373211

Map/Parcel No. 161-16-A-31.00

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $299,900.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, this
7 day of August, 2026.

_____
Notary Public
My Commission Expires:_____

*THIS INDENTURE* is made this the 7th day of August, 2026, by and between **Chadwick Loftis, an unmarried man** (hereinafter the "Grantor"), and **Megan Thomas, unmarried, as sole ownership** (hereinafter the "Grantee").

## ***W I T N E S S E T H:***

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

*Land in Davidson County, Tennessee, and being Unit 31 of Building 5 of the Townhomes of*

*Shadow Glen as shown on Exhibit A of the Second Supplementary Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20041021-0126776 and re-recorded at Instrument No. 20041025-0128065, both in the Register's Office for Davidson County, Tennessee.*

*Being the same property conveyed to Chadwick Loftis, an unmarried man, by the Warranty Deed of record at Instrument No. 20180525-0050237 in the Register's Office for Davidson County, Tennessee.*

***TO HAVE AND TO HOLD*** the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

***AND*** said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

**IN WITNESS WHEREOFR,** the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

***GRANTOR:*** _____

***Chadwick Loftis***

**STATE OF TENNESSEE** §

§

**COUNTY OF** Maury §

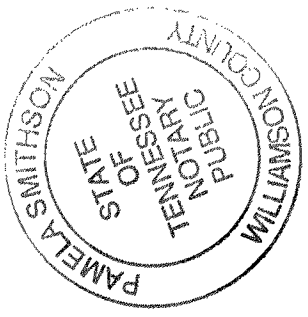
Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, **Chadwick Loftis,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for purposes therein contained,

**Witness my hand** at office this the 7th day of August, 2026.

_____

**Notary Public**

My Commission Expires: 6/8/2030



## Tennessee Certification of Electronic Document

I, Mary Mello, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/7/2026 (date of document).

Mary Mello
Affiant Signature

8/11/2026
Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 11th day of August, 2026.

Leslie Garcia
Notary's Signature

**MY COMMISSION EXPIRES:** _____

**NOTARY'S SEAL**

NOTARY PUBLIC STATE OF FLORIDA

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028