Karen Johnson Davidson County
Batch# 1461929 DEEDWARR
08/19/2026 12:06:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20260819-0077167

Name and Address of New Owner:
Keith Roland
3418 W Hamilton Ave
Nashville, Tennessee 37218

Send Tax Bills To:
New Owner

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 069 04 0 211.00

WARRANTY DEED

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, **Frances L. Woods, N/K/A Frances Lewis Chatman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Keith L Roland, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Shieldswick Subdivision, and of record in Book 5190, page 615, said Register's Office to which plan reference is hereby made of a more complete description.

Being the same property conveyed to Frances L. Woods (Frances L. Lewis being one and the same), by Quitclaim Deed from David M. Woods, of record in Instrument No. 20000921-0094071, in the Register's Office of Davidson County, Tennessee, dated September 20, 2000, and recorded on September 21, 2000. Frances L. Woods, now known as Frances Lewis Chatman.

Being the same property conveyed to Frances L. Lewis, unmarried, by Special Warranty Deed from Federal National Mortgage Association, a corporation organized under and existing pursuant to the laws of the United States, of record in Book 7944, Page 101, in the Register's Office of Davidson County, Tennessee, dated August 31, 1989, and recorded on September 22, 1989.

William Chatman joins in this conveyance for the purpose of conveying any marital interest he may hold.

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 4th day of August, 2026.

Frances Chatman (SEAL)
Frances Chatman

William Chatman (SEAL)
William Chatman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2026, before me personally appeared Frances Chatman and William Chatman, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 4th day of August, 2026.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3/5/30

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of August, 2026.



Notary Signature
My commission expires: 9/7/2026

Certificate of Authenticity

I, Holly Amason, 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 8/4/26.

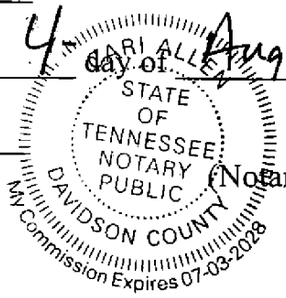
Affiant Signature

8/4/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 4 day of August, 2026.

Notary's Signature



(Notary Seal)