Karen Johnson Davidson County
Batch# 1462044 DEEDWARR
08/19/2026 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20260819-0077292

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $980,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2026

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Therese H Fleetwood, Trustee of The Therese H Fleetwood Revocable Trust DTD 5/21/24	**New Owner**	**130080H00300CO**
2224 Harding Pl	**Property Address**	
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

Brian Rhoton and Tess Rhoton, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Therese H Fleetwood, Trustee of The Therese H Fleetwood Revocable Trust DTD 5/21/24

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:

A certain condominium located in Davidson, County, Tennessee, being Unit No. 2224 of Canebrook, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Master Deed Establishing a Horizontal Property Regime of Canebrook, a Condominium Development, of record in Instrument No. 20010606-0058936, as amended in Instrument No. 20010911-0098568, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said amended Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed, as amended.

Being the same property conveyed to Brian Rhoton and Tess Rhoton, husband and wife, by Warranty Deed from Virginia Tarkington Baka, unmarried, dated July 16, 2021, of record in Instrument No. 20210720-0097511, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2224 Harding Pl, Nashville, TN 37215.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 8/13/2026
Brian Rhoton

_____ Date: 8/13/2026
Tess Rhoton

STATE OF Arizona

COUNTY OF Coconino

Personally appeared before me, a Notary Public of said County and State, Brian Rhoton and Tess Rhoton, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2026.

_____
NOTARY PUBLIC

CATHRYN S. ANDERSON
NOTARY PUBLIC - ARIZONA
COCONINO COUNTY
COMMISSION # 648293
MY COMMISSION EXPIRES
JUNE 21, 2027

My Commission Expires: 6/21/27

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 8/13/26 (date of document).

Affiant Signature

8/18/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of August 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

