Karen Johnson Davidson County
Batch# 1462232 DEEDWARR
08/20/2026 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,380.10
20260820-0077480

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF MONTGOMERY<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00<br><br>Affiant<br><br>Notary<br>My Commission Expires: 9/1/2029<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS: August 17, 2026. |
|---|---|

ARTHUR LARDELL ANDERSON III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# WARRANTY DEED

*This Instrument Prepared By and Return To:*

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| Shaneka Bell<br><br>508 Meagan Rose Way<br>Nashville, TN 37080 | Wilson Bank and Trust<br>105 N Castle Heights Avenue<br>Lebanon, TN | 022-02-0-050.00 |

THIS WARRANTY DEED OF REALTY, executed as of August 14, 2026, by **Ashonda J. Bashaw**, an unmarried woman (the "Grantor"), for consideration paid, grant to **Shaneka Bell**, an unmarried person (the "Grantee")

**WITNESSETH:**

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 508 Meagan Rose Way, Nashville, Tennessee 37080, and bounded and described as follows:

A certain tract or parcel of land in Davidson County, State Of Tennessee, described as follows, to-wit.

Being Lot No. 5 on the plan of Chase Pointe, Section Four of record in Book 9700, page 929, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Ashonda J. Bashaw, unmarried by Warranty Deed from Fox Ridge Homes, INC of record in Instrument No. 20000303-0021535 Register's Office for Davidson County, Tennessee, dated February 28, 2000 and recorded on March 03, 2000.

That Grantor covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2026 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

*[SIGNATURE PAGE(S) TO FOLLOW]*

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

**GRANTOR**

Ashonda J. Bashaw

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Ashonda J. Bashaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this August 14, 2026.

ARTHUR LARDELL ANDERSON III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC
My Commission Expires: 04/20/2030

**Tennessee Certification of Electronic Document**

I, Miriam Gamble, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of TN

County of Montgomery

Sworn to and subscribed before me this _____ day of _____, 2_____.

_____
Notary's Signature

HOLLY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 2.15.26