WARRANTY DEED

Karen Johnson Davidson County
Batch # 1464849 DEEDWARR
08/27/2026 09:48:15 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20260827-0079588

File #26-JJ-0264-C

(SEAL)

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$535,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Iris Buckley and Jordan McDougal (NAME)	(NAME) NEW OWNER	**095 05 0 083.00**
264 Lisa Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

INGRID SHARON SHOAF, TRUSTEE OF SHOAF FAMILY TRUST DATED JUNE 4, 2025,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

JORDAN MCDOUGAL AND IRIS BUCKLEY, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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. 62 on the Plan of CREEKSIDE HEIGHTS of record in Plat Book 2663, Page(s) 114 and 115, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ingrid S. Shoaf, unmarried woman, by Warranty Deed from Michael A. Dickover and Pamela Jo Dickover, husband and wife, of record in Instrument No. 20181101-0108041, in the Register's Office of Davidson County, Tennessee, dated October 30, 2018 and recorded on November 01, 2018.

Being the same property conveyed to the Shoaf Family Trust, dated June 4, 2025, by Quitclaim Deed from Ingrid S. Shoaf, unmarried woman, of record in Instrument No. 20250605-0044074, in the Register's Office of Davidson County, Tennessee, dated June 04, 2025 and recorded on June 05, 2025.

Being the same property conveyed to Ingrid Sharon Shoaf, as Trustee of the Shoaf Family Trust, dated June 4, 2025, by Quitclaim Deed from Ingrid Sharon Shoaf, as Trustee of the Shoaf Family Trust, dated June 4, 2025, having acquired title as the Shoaf Family Trust, dated June 4, 2025, of record in Instrument No. 20260717-0064877, in the Register's Office of Davidson County, Tennessee, dated May 28, 2026 and recorded on July 17, 2026.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREEKSIDE HEIGHTS, as recorded in Plat Book 2663, Page(s) 114 & 115.

* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2876, Page 599, as amended in Book 2879, Page 441.
* Easement for Avigation, recorded in Book 8641, Page 591.

13. Copies of the supporting documents have been hyperlinked for your convenience: SP-Search Package
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___**X**___ **improved** property known as: **264 Lisa Lane, Nashville, TN 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

Witness my/our hand(s) this the **26th** day of **August, 2026**.

Shoaf Family Trust dated June 4, 2025

By: _____
Ingrid Sharon Shoaf, Trustee

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me personally appeared **INGRID SHARON SHOAF, TRUSTEE** of **SHOAF FAMILY TRUST**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **TRUSTEE** of **SHOAF FAMILY TRUST**, the within named bargainor, a(n) **TRUST**, and that such **INGRID SHARON SHOAF, TRUSTEE** of **SHOAF FAMILY TRUST** as such **TRUSTEE**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **TRUST** as **TRUSTEE**.

Witness my hand and seal this **26th** day of **August, 2026**.

_____
Notary Signature
My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028