Karen Johnson Davidson County
Batch# 1470750 DEEDWARR
09/10/2026 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $876.90
20260910-0083892

WARRANTY DEED

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 05-24-2028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janis Loman	New Owner	
(NAME)	(NAME)	059-11-0-00500
(ADDRESS) 718 Rowan Drive	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Kevin Myers, a married man, Darryl Myers, an unmarried man, Sean Myers, a married man, and Tiffani Hall, a married woman, heirs at law of John E. Myers, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRE DO TRANSFER AND CONVEY UNTO **Janis Loman, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 312 on the Plan of Haynes Manor, Sec. II, as of record in Book 3700, Page 88, Register's Office for said County. .

Said lot fronts 75 feet on the northerly side of Rowan Drive and extends back between lines 135 feet to a dead line in the rear and measures 64. 87 feet thereon.

Being the same property conveyed to Kevin Myers, Darryl Myers, Sean Myers, and Tiffani Hall by Affidavit of Heirship dated April 19, 2025 from John E. Myers and wife, Brenda A. Myers, recorded April 24, 2025, in Instrument Number 20250424-0031381, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to John E. Myers and wife, Brenda A. Myers by deed dated 01/10/1968 from Cumberland Builders, Inc., recorded on 01/29/1968 in Book 4207 at Page 682 and Deed of Correction at Book 4286, Page 277 in the Official Records of the Davidson County Register of Deeds. Brenda A. Myers pre-deceasing John E. Myers on/or about March 23, 2023. John E. Myers having passed on/or about September 12, 2024. See Affidavit of Heirship of record at Instrument No. 20250424-0031381 identifying heirs at law Kevin Myers, Darryl Myers, Sean Myers, and Tiffani Hall.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

718 Rowan Drive, Nashville, TN 37207

unimproved _
This is improved x property, known as

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 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 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.

Witness my hand this 8th day of September, 2026.

Kevin Myers

Darryl Myers

Sean Myers

Tiffani Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of September, 2026, before me personally appeared Kevin Myers, Darryl Myers, Sean Myers and Tiffani Hall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of September, 2026.

Notary Signature
My commission expires: 7-3-28



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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, September 2026.

Custodian's Signature 9/8/26
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 8 day of September 2026.

Notary Public

MY COMMISSION EXPIRES: 05-21-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY