WARRANTY DEED

Karen Johnson Davidson County
Batch# 1473967 DEEDWARR
09/16/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260916-0085931

File #26-TC-2104

(SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 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 NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harley Paige Glass	**CMG Mortgage, Inc. dba CMG Home Loans**	
(NAME)	(NAME)	
2104 Fremont Avenue	**3160 Crow Canyon Road, Ste 400**	**073 01 0 120.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**San Ramon, CA 94583**	
(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,

ELLIOTT ROCHE, A SINGLE MAN,

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

HARLEY PAIGE GLASS, A SINGLE WOMAN,

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. 12 on the Plan of HIGHLAND VIEW of record in Plat Book 1424, Page 39, Register's Office for said County.

Said Lot No. 12 fronts 70 feet on the Southerly margin of Fremont Avenue and extends back 155 feet on the Westerly line and 178.1 feet on the Easterly line to a dead line in the rear, measuring 74.2 feet thereon.

Being the same property conveyed to Karen H. Brown, married woman, by Warranty Deed from Alfred D. Russom and Dianna S. Russom, husband and wife, of record in Instrument No. 20150715-0068998, in the Register's Office of Davidson County, Tennessee, dated July 10, 2015 and recorded on July 15, 2015.

Being the same property conveyed to Elliott Roche, a single man, by Warranty Deed from Karen H. Brown, an unmarried woman, of record in Instrument No. 20240903-0067190, in the Register's Office of Davidson County, Tennessee, dated August 29, 2024 and recorded on September 03, 2024.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLAND VIEW, as recorded in Plat Book 1424, Page(s) 39.
* Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1558, Page 354.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2104 Fremont Avenue, Nashville, TN 37216**.

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 15th day of September, 2026.

Elliott Roche

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2026, before me personally appeared Elliott Roche, 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 15th day of September, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of September, 2026.

Affiant Signature
Date 9-15-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

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