Karen Johnson Davidson County
Batch# 1474921 DEEDWARR
09/18/2026 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260918-0087090

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/5/29

File #26-TC-4432-C

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)
Mark F. Davis and Mikayla E. Davis	OLD NATIONAL BANK	
(NAME)	(NAME)	**050 07 0A 124.00**
4432 Skyridge Drive	205 E. CHICAGO BLVD 2nd FLR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	TECUMSEH, MI 49286	
(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,

PAIGE CHANCY FKA PAIGE RODRIGUEZ AND WALTER CHANCY, WIFE AND HUSBAND,

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

MARK F. DAVIS AND MIKAYLA E. DAVIS, HUSBAND AND WIFE,

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. 124, on the plan of SKYRIDGE PHASE 3 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument 20230303-0015355, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Paige Rodriguez, an unmarried woman and Walter Chancy, an unmarried man, as tenants in common with rights of survivorship, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20240126-0005497, in the Register's Office of Davidson County, Tennessee, dated January 26, 2024 and recorded on January 26, 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 SKYRIDGE (FORMERLY MULBERRY DOWNS PUD NO 88P-056G) SUBDIVISION PHASE 3, as recorded in Instrument No. 20230303-0015355.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MULBERRY DOWNS, as recorded in Plat Book 6900, Page 940.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210914-0123153, amended in Instrument No. 20211222-0168892; Instrument No. 20220404-0038936; Instrument No. 20220419-0045110; Instrument No. 20220509-0052784; as Supplemented n Instrument No. 20230315-0018671.
* Covenants, Conditions and Restrictions as set forth in Declaration Of Restrictions And Covenants For Stormwater Facilities And Systems recorded in Instrument No. 20210225-0023451.
* Common Open Space Deed recorded as Instrument No. 20211012-0136935; Instrument No. 20230403-0023770.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 4432 Skyridge Drive, Nashville, TN 37207.

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 8th day of September, 2026.

Paige Chancy

Walter Chancy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2026, before me personally appeared Paige Chancy, 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 8th day of September, 2026.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2026, before me personally appeared Walter Chancy, 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 8th day of September, 2026.

Notary Signature
My commission expires:

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 8, 2026

Affiant Signature

18th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202609180087090