Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3139

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of August, 2026

Notary Public

Commission Expires:

AUDREY DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-23-2030

Karen Johnson Davidson County
Batch# 1475307 DEEDWARR
09/21/2026 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20260921-0087281

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Atchley and Caroline Cooper McCormick 1541 Eller Drive Nashville, TN 37221	Synergy One Lending, Inc. 610 W Ash St. Suite 200 San Diego, CA 92101	142-13-0A-065.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Lori Elaine Denmark, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Peregrine Atchley, an unmarried man, and Caroline Cooper McCormick, an unmarried woman, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, Being Lot No. 65 on the Plan of Phase I and Boundary Plat of Riverside, of record in Book 6900, page 490-492, and amended in Book 6900, page 784, and further amended in Book 8360, page 861, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Newton Keith Denmark and Lori Elaine Denmark by Quitclaim Deed from Newton Keith Denmark and wife, Mary F. Denmark Deceased of record in Instrument No. 20240612-004401 Register's Office for Davidson County, Tennessee, dated May 21, 2024 and recorded on June 12, 2024. The said Mary F. Denmark having died December 23, 2023.

The said Newton Keith Denmark died intestate on on September 30, 2025, leaving Lori Elaine Denmark as his sole heir at law. See Affidavits of Heirship recorded contemporaneously herewith as Instrument Nos. 202609210087278 202609210087279 and 202609210087280

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1541 Eller Drive, Nashville, TN 37221

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 so 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.

Dated this the 12th day of August, 2026.

Lori Elaine Denmark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of August, 2026, before me personally appeared Lori Elaine Denmark, 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 12th day of August, 2026.

Notary Signature
My commission expires 5-10-29

KATHLEEN W... NOTARY PUBLIC TENNESSEE ... COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/12/2026 (date of document).

Emma Howard
Affiant Signature

8/12/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12 day of August, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL