WARRANTY DEED

Karen Johnson Davidson County
Batch# 1478550 DEEDWARR
09/29/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20260929-0089842

File #26-TC-6805-O

(SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

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)
Victoria Summer Watson and Tiffany Alexander		
(NAME)	(NAME)	
6805 Cloudland Drive	New Owner	**129 15 0 116.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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,

MILDRED LANIER BRANDAU DAY AND SEAN DAY, WIFE AND HUSBAND,

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

VICTORIA SUMMER WATSON, AN UNMARRIED WOMAN AND TIFFANY ALEXANDER, AN UNMARRIED 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. 79 on the plan of SECTION 2, WEST MEADE HIGHLANDS, of record in Book 3700, Pages 124 and 125, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mildred Lanier Brandau Day and Sean Day, wife and husband, by Warranty Deed from Sam P. Holt, Jr., a single man, of record in Instrument No. 20230622-0047202, in the Register's Office of Davidson County, Tennessee, dated June 21, 2023 and recorded on June 22, 2023.

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 SECTION 2, WEST MEADE HIGHLANDS, as recorded in Plat Book 3700, Page(s) 124 and 125.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4132, Page 146.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 6805 Cloudland Drive, Nashville, TN 37205.

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 ___ day of September, 2026.

Mildred Lanier Brandau Day

Sean Day

STATE OF TENNESSEE
COUNTY OF KNOX

On this 23 day of September, 2026, before me personally appeared Mildred Lanier Brandau Day, 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 23 day of September, 2026.

Notary Signature
My commission expires: MAY 24, 2027

RICKEY L. BRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
My Commission Expires 05-24-2027

STATE OF TENNESSEE
COUNTY OF KNOX

On this 23 day of September, 2026, before me personally appeared Sean Day, 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 23 day of September, 2026.

Notary Signature
My commission expires: MAY 24, 2027

RICKEY L. BRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
My Commission Expires 05-24-2027

Certificate of Authenticity

I, Joshua A. Terry, 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 9/23/26.

Affiant Signature – Joshua A. Terry

9/28/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27