Karen Johnson Davidson County
Batch# 1482491 DEEDWARR
10/08/2026 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20261008-0092600

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260855451**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 5th day of October, 2026. Notary Public My Commission Expires:

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Clayton Jones and Gunner Foust 2804 Chapelwood Dr Hermitage TN 37076	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 086-14-0B-015.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel Shadowen and Paige Shadowen, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clayton Jones and Gunner Foust, a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Revised Final Plat Fleetwood Subdivision Phase One, of record in Plat Book 6900 pages 465 and 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Samuel Shadowen and Paige Shadowen, husband and wife by Warranty Deed from Randall Lueck and Elizabeth Torres, Husband and Wife of record in Instrument No. 20210201-0013928 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien now yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 465 and 466, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 225, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7170, Page 987, as amended in Book 7628, page 6, Book 7171, Page 4 and Instrument No. 20110526-0040493 and in Instrument No. 20190605-0053952, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Addendum to Annexation of property to declaration of covenants, conditions and Restrictions of record in Book 7940, Page 565, in the Register's Office for Davidson County, Tennessee.
Deed Conveyance of record in Book 7401, Page 629, in the Register's Office for Davidson County, Tennessee.

Charter of Fleetwood Homeowner's Association, Inc. of record in Book 7114, Page 370, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement The Metropolitan Government of Nashville and Davidson County of record in Book 7107, Page 408, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2804 Chapelwood Dr Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of October, 2026.

Samuel Shadowen

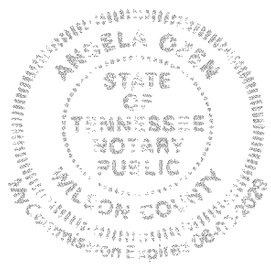
Paige Shadowen

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Shadowen and Paige Shadowen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2026.

Notary Public
My Commission Expires: 06/03/2029



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 October 3, 2026

Affiant Signature

October 3, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 3 day of October, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY