**WARRANTY DEED**

STATE OF Georgia
COUNTY OF DeKalb

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $489,000.00

Cynthia Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2025.

Robynn Miller
Notary Public

MY COMMISSION EXPIRES: ROBYNN MILLER DeKalb County My Commission Expires April 19, 2027

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1333463 DEEDWARR
10/13/2025 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20251013-0081596

**THIS INSTRUMENT WAS PREPARED BY**
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP0PARCEL NO.(S) |
|---|---|---|
| Richard Watkins and Cassie Watkins | Richard Watkins and Cassie Watkins | 182-15-0B-205-00 |
| (NAME) 3308 Longstalk Road | (NAME) 3308 Longstalk Road | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Eric Lund and Kena Lund, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Richard Watkins, and Cassie Watkins , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 205, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to ERIC LUND AND KENA LUND, HUSBAND AND WIFE, by Warranty Deed from MERITAGE HOMES OF TENNESSEE INC., AN ARIZONA CORPORATION, of record in Instrument No. 20210813-0109866, Register's Office for DAVIDSON County, Tennessee, dated August 13, 2021 and recorded on August 13, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3308 Longstalk Road, Antioch, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7 day of OCT, 2025

Eric Lund

Kena Lund

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of OCT, 2025, before me personally appeared Eric Lund and Kena Lund, 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 7 day of OCT, 2025.

Notary Signature
My commission expires: march 6, 2029

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 7, 2025 (date of document).

Affiant Signature

October 7, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 7th day of October, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027