Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ DAVIDSON RC

The actual consideration or value, whichever is greater, for this transfer is $ 360,000.00.

Rachel Brann
Affiant

Subscribed and Sworn before me this 12th day of November, 2025.

Katherine Cooper
Notary Public
My commission expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Samantha Myers-Miller and Rachel Brann 3686 Richbriar Circle, Nashville, TN 37211	MORTGAGE INVESTORS GROUP 10118 PARKSIDE DR SUITE 100 KNOXVILLE, TN 37922	148-01-0-167.00

Karen Johnson Davidson County
Batch# 1346500 DEEDWARR
11/14/2025 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20251114-0091120

WARRANTY DEED

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, **Robert M. Eason, a married man, and Lisa Carolyn Cannon, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rachel Brann, an unmarried woman and Samantha Myers-Miller, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 303 on the Plan of Hillbrook, Section V, as of record in Book 3700, Page 73, Register's Office for said County. Said Lot fronts 75 feet on the east side of Richbrier Circle and runs back 174.1 feet on the south line and 159.4 feet on the north line to a dead line in the rear on which it measures 96.2 feet.

Being the same property conveyed to Robert E. Eason and wife Nancy D. Eason, by Warranty Deed from John S. Campbell and wife Patricia B. Campbell, of record in Book 4196, Page 509, in the Register's Office for Davidson County, Tennessee, dated December 8, 1967 and recorded on December 11, 1967. The said Nancy D. Eason died on April 12, 2019, then Robert E. Eason died on June 12, 2025 intestate. See also Affidavits of Heirship of record in Instrument Nos. 202511140091118 *and* 202511140091119, *Register's Office for said County.*

Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any marital rights therein.

This is [X] improved [ ] unimproved property known as 3686 Richbriar Circle, Nashville, TN 37211 .

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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 effective as of the 12th day of November, 2025.

Robert M. Eason

Lisa Carolyn Cannon

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 12th day of November, 2025, before me personally appeared Robert M. Eason, Lisa Carolyn Cannon and , 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 November, 2025.

Notary Signature
My commission expires:

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 11/12/2025.

John Cobb Rochford

Date: 11/12/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 11/12/2025.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29