WARRANTY DEED

Karen Johnson Davidson County
Batch# 1351932 DEEDWARR
12/01/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20251201-0095148

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Denton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,000.00

TIANA L TRANOWICZ
Notary ID #133675423
My Commission Expires
April 25, 2026

Delaney Childress Megan McCann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF NOVEMBER, 2025.

By Megan McCann and Delaney McCann Formerly Delaney Childress

Notary Public Tiana L Tranowicz

MY COMMISSION EXPIRES: 4/25/2026 (AFFIX SEAL)

Completed via Remote Online Notarization using 2-Way Audio/Video technology.

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol Matison and Jeffrey Scott Rippberger	Carol Matison	187-01-0B-239.00
(NAME) 513 Perrin Alley	(NAME) 513 Perrin Alley	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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 considerations, the receipt of which is hereby acknowledged, we **Delaney McCann, formerly Delaney Childress, and spouse Megan McCann,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carol Matison, an unmarried woman, and Jeffrey Scott Rippberger, a single man, as joint tenants with the rights of survivorship,** hereinafter called the GRANTEE(S), their assigns, a 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. 239 on the Plan of Burkitt Ridge, Phase 5 of record in Plat at Instrument No. 20220525-0060826, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Delaney Childress, an unmarried woman, and Megan McCann, an unmarried woman, joint tenants with right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 10/02/2023, of record in Instrument No. 20231004-0078034, as affected by Scrivener's Affidavit of record in Instrument No. 20231019-0082020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 513 Perrin Alley, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2688076
Warranty Deed TN

NotaryCam Doc ID: 236d18b2-7ae2-4284-be98-f804f4aba39e

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), his/her/their 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), his/her/their 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.

Effective the 26 day of November, 2025.

Delaney McCann Formerly Delaney Childress

Delaney McCann formerly Delaney Childress

Megan McCann

Megan McCann

State of Texas

County of Denton

Before me, the undersigned authority, a Notary Public within and for the County and State, appeared by means of two-way video and audio conference technology Delaney McCann formerly Delaney Childress, and Megan McCann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26 **day of November, 2025.**

Tiana L Tranowicz

Tiana L Tranowicz

Notary Public:

TIANA L TRANOWICZ
Notary ID #133675423
My Commission Expires
April 25, 2026

My Commission Expires: 4/25/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

NotaryCam Doc ID: 236d18b2-7ee2-4284-be98-f804f4aba4e8 202512010095148

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 November 26, 2025

Affiant Signature

November 26, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 26 day of November, 20 25.

Notary Public

Notary's Seal:

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