Karen Johnson Davidson County
Batch# 1355673 DEEDWARR
12/08/2025 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.99
20251208-0097686

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Actual consideration or value, whichever is greater is $499,998.00.

Affiant

Subscribed and sworn before me this the 19th day of November, 2025.

Notary Public
My commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Narden Hanna 3264 Longstalk Road Antioch, TN 37013	Pinnacle Bank 21 Platform Way S. Ste. 2300 Nashville, TN 37203	182-15-0B 212.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KADDY JATTA, AN UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to NARDEN HANNA, AN UNMARRIED WOMAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 212, 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 Kaddy Jatta, an unmarried woman, by deed dated 09/30/2021, from Meritage Homes of Tennessee Inc., an Arizona corporation, of record in Instrument No. 20211001-0132426, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3264 Longstalk Road, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 19th day of November, 2025.

Kaddy Jatta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kaddy Jatta, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November, 2025.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Kirsten Virden, 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 11/19/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/19/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of November, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

