WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369297 DEEDWARR
01/13/2026 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $823.99
20260113-0002979

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-642

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO. (S)
Kristine Michelle Pregot	Same as new owner	119 12 0 125.01
(NAME) 741 Drummond Court	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jonathan Paul Mojonnier, an unmarried man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Kristine Michelle Pregot, a single woman** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 741 Drummond Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 12th day of January, 2026.

GRANTOR:

Jonathan Paul Mojonnier

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jonathan Paul Mojonnier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12th day of January, 2026.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being part of Lot No. 110, SECTION TWO, BATTLEWOOD, as shown by Plat appearing of record in Plat Book 1835, Pages 95 and 96, of the Register's Office of Davidson County, Tennessee, and being described as follows:

Beginning at a point in the common line of Lot Nos. 110 and 111, 4 feet South of the common corner of said Lots, at a margin of Drummond Court, this being a point in the South boundary line of Briley Parkway; thence South 74 degrees 8 minutes 16 seconds; thence West 27 feet along the South boundary of said Parkway; thence North 15 degrees 51 minutes 45 seconds; thence West 5 feet; thence Westerly 230 feet to a point in the West margin of Lot No. 110; thence South 29 degrees 49 minutes East 345 feet to the South corner of said Lot 110; thence Northeasterly along the Southeast line of said Lot No. 110, 223.50 feet to a point being the Southwest corner of Lot No. 111; thence Northerly along the common line between Lot Nos. 110 and 111; 190.82 feet to the Beginning.

Being the same property conveyed to Jonathan Paul Mojonnier, by Warranty Deed from Scott Bonner and Lisa Rota, husband and wife, of record in Instrument No. 20151023-0107926, in the Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on October 23, 2015.

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 1-12-26.

Affiant Signature

1-12-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 12 day of January, 2026.

Notary Signature

My Commission Expires: 5-9-26

