Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

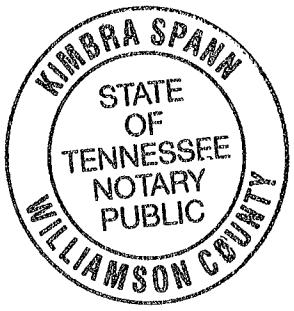
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Tom Harding
Affiant

Subscribed and sworn to before me this 15th day of January, 2026.

Notary Public
My Commission Expires: 1/17/2027



Karen Johnson Davidson County
Batch# 1370697 DEEDWARR
01/15/2026 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20260115-0003857

File No.: 2025-1274

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tom Harding	CMG MORTGAGE INC.	
8501 Burnham Lane #10 Antioch, TN 37013	3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	181-02-0A-155.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Ellen Peiffer, an unmarried woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tom Harding, a single man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. I-10 of Lenox Creekside, Phase II as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument NO. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Mary Ellen Peiffer, an unmarried women by Warranty Deed from Courtney Marie Curl FKA Courtney M. Schiller, Married of record in Instrument No. 202307310058609 Register's Office for Davidson County, Tennessee, dated July 21, 2023 and recorded on July 31, 2023.

This conveyance is subject to any and all restrictions and easements of record.

This is X improved _____unimproved property and the address of the herein described property is believed to be 8501 Burnham Lane, #10, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hands this 14th day of January, 2026.

Mary Ellen Peiffer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of January, 2026, before me personally appeared Mary Ellen Peiffer, 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 14th day of January, 2026.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimbra Spann, 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 1/14/2026.

Date

Affiant Signature

1/15/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of January, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY