Karen Johnson Davidson County
Batch# 1370831 DEEDWARR
01/16/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20260116-0004018

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251152802

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00.

Affiant

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

Notary Public
My Commission Expires:

PAMELA AUTRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 12-27-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Todd Hollis Prevost and Katherine Prevost 6312 Chickering Cir Nashville TN 37215	New Owner	Tax Parcel ID No. 157 00 0 046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Blake Fulton and Jamie C. Fulton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Hollis Prevost and Katherine Prevost, a married couple**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of IROQUOIS MEADOWS of record in Plat Book 5050, Page 86, 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 Michael Blake Fulton and Jamie C. Fulton, husband and wife, by Warranty Deed from Jay F. Bradley, unmarried, of record in Instrument No. 20191011-0104459, in the Register's Office of Davidson County, Tennessee, dated October 09, 2019, and recorded on October 11, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of IROQUOIS MEADOWS, as recorded in Plat Book 5050, Page(s) 86 as amended in Book 5268, Page 20.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5196, Page 265.

This is improved property located at 6312 Chickering Cir Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2026.

Michael Blake Fulton

Jamie C. Fulton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Blake Fulton and Jamie C. Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
November 14, 2029

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **January 15, 2026**.

Date

Affiant Signature

January 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

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 15, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)