Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
[illegible]

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260153095

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2026.

Notary Public
My Commission Expires: [illegible]

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1375763
02/04/2026 01:18:11 PM
Fees: $13.00 Taxes: $1,221.00
Davidson County
DEEDWARR
2 pgs
20260204-0007840

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justine Pendergast 2009 Quiet Creek Court Antioch TN 37013	New Owner	Tax Parcel ID No. 148 08 0A 035.00

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, **Lindsay Megan Barnard and Christopher Barnard, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justine Pendergast, unmarried woman**, ("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 50, QUIET CREEK, PHASE TWO, SECTION ONE, as Shown on plat of record in Instrument No. 20040106-0002099, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lindsay Megan Barnard and Christopher Barnard, Wife and Husband, by Warranty Deed from Terry Dean Smith, Unmarried and Robert Newell Tarbell, Unmarried, of record in Instrument No. 20181231-0126077, in the Register's Office of Davidson County, Tennessee, dated December 21, 2018 and recorded on December 31, 2018.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 QUIET CREEK, PHASE TWO-SECTION ONE, as recorded in Instrument No. 20040106-0002099.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030122-0008972, as supplemented in Instrument No. 20030624-0086850.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020307-0028886.

Charter for Quiet Creek Homeowners' Association recorded as Instrument No. 20030114-0005586.

Bylaws for Quiet Creek Homeowners' Association recorded as Instrument No. 20030124-0010181.

Common Open Space Deed recorded as Instrument No. 20030122-0008973.

This is improved property located at 2009 Quiet Creek Court Antioch TN 37013

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 3rd day of February, 2026.

Lindsay Megan Barnard

Christopher Barnard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsay Megan Barnard and Christopher Barnard, 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 3rd day of February, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029