Karen Johnson Davidson County
Batch# 1376754 DEEDWARR
02/05/2026 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.23
20260205-0008453

rn To:
ces LLC-Brentwood
r Dr.
00
Brentwood, TN 37027
B-25-6031

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of January, 2026

Notary Public

Commission Expires: 3-21-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Heath Petty and Katherine Deanna Platt 2022 Hickory Brook Drive Hermitage, TN 37076	Legacy Home Loans 2 Cadillac Dr. Brentwood, TN 37027	097-02-0A-369.00-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, I/WE,

Andrea Davis, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine Deanna Platt and Heath Petty, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of Final Plat of Villages of Riverwood Section One, Phase 4D of record in Plat at Instrument No. 20140127-0007110, 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 Andrea Davis, single woman by Warranty Deed from Christy C. Baker, unmarried of record in Instrument No. 20160603-0056212 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 03, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2022 Hickory Brook Drive, Hermitage, TN 37076

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 so 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.

Dated this the 29th day of January, 2026.

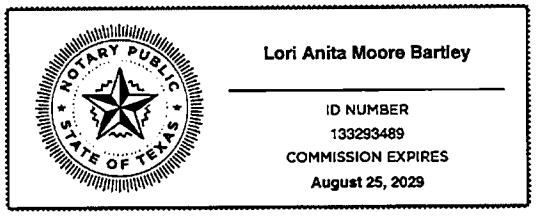
Andrea Davis
Andrea Davis

STATE OF Texas
COUNTY OF Montgomery

On this 29th day of January, 2026, before me virtually appeared Andrea Davis, 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 29th day of January, 2026.

Lori Anita Moore Bartley 01/29/2026
Notary Signature Lori Anita Moore Bartley
My commission expires: 08/25/2029



Electronically signed and notarized online using the Proof platform.

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 1-29-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 1-29-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of January, 2026

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

