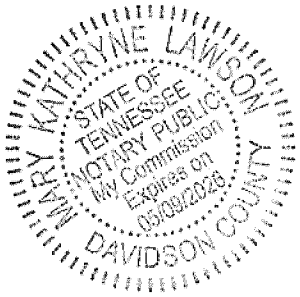
Karen Johnson Davidson County
Batch# 1377133 DEEDWARR
02/06/2026 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,761.79
20260206-0008920

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3675575

Return to:

Magnolia Title & Escrow
150 N. Royal Oaks Blvd.
Franklin, TN 37067
ATTN: Spencer Gross



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $476,160.00

Affiant

Subscribed and sworn before me, this 2nd day of February, 2026.

Notary Public

My Commission Expires: _____

Property Address:
5112 Bay Overlook Drive
Hermitage, TN 37076

Parcel ID:
097-16-0A-100.00

Property Owner:
1408 Pierce Avenue, LLC
5112 Bay Overlook Drive
Hermitage, TN 37076

Mail tax bills to:
NEW OWNER
PO Box 2601
Blue Ridge, GA 30513

THIS INDENTURE is made effective as of the 2nd day of February, 2026, by **ANGELA EVANS f/k/a ANGELA T. BROWN and JOHN EVANS, wife and husband,** First Party, for the purpose of conveying the premises described herein to **1408 PIERCE AVENUE, LLC, a Mississippi limited liability company,** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party the following tract or parcel of land located in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of The Peninsula, Phase Three. Section One, of record in Plat Book 9700, Page 724, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angela T. Brown, single woman, by Warranty Deed dated October 29, 2019 from Robert Lapp and Susan Lapp, husband and wife, recorded at Instrument No. 20191101-0112759, in the Register's Office for Davidson County, Tennessee.

Angela Evans is one and the same person and formally known as Angela T. Brown.

John Evans, husband of Angela Evans, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which he may have in and to the above described property, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the afore-described real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on those certain plats recorded in Plat Book 9700, Page 724 and Plat Book 7900, Page 854; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), of record in Book 9564, Page 693; Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219 and Book 11258, Page 85 and By-Laws of The Peninsula Homeowners Association, Inc., of record in Book 10973, Page 39; Book 11181, Page 371; Instrument No. 20000822-0083193 and Instrument No. 20030313-0033780, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2025, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, the said First Party have hereunder set their hand and seal the day and year first above written.*

Angela Evans

Angela Evans

John Evans

John Evans

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, Angela Evans, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 5 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 09/26/2027

STATE OF Tennessee)
COUNTY OF Davidson)

TYLER DEAN WORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 9-26-2027

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, John Evans, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 5 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 09/26/2027

TYLER DEAN WORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 9-26-2027

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Certificate of Authenticity

I, Spencer Gross, 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 February 2nd, 2026.

Affiant Signature

February 2nd, 2026
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
4th day of February, 2026.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

