Name and Address of New Owner:
Marc Vander Vennet and Laura Vander Vennet
1308 Beech Hollow Drive
Nashville, Tennessee 37211

Send Tax Bills To: First Community Mortgage
2162 Robert Rose Dr
Suite 200
Murfreesboro, TN 37129

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1378745 DEEDWARR
02/10/2026 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20260210-0010166

Map & Parcel No: 180-02-0A-067-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carin Wasson, an unmarried woman, and Jerome Wasson, an unmarried man**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Laura Vander Vennet and Marc Vander Vennet, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Two, The Ridge at Stone Creek Park of record in Plat at Instrument No. 20060120-0007577, 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 Carin Wasson and Jerome Wasson by Warranty Deed from Stephen T. Goode, married, of record in Instrument No. 20190107-0001646 Register's Office for Davidson County, Tennessee, dated January 4, 2019 and recorded on January 7, 2019. The said Carin Wasson and Jerome Wasson having since divorced in the Third Circuit Court for Davidson County, Tennessee, Docket No. 25D652.

Being improved property known as 1308 Beech Hollow Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 5th day of February, 2026.

Carin Wasson (SEAL)

Carin Wasson

(SEAL)

Jerome Wasson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carin Wasson and Jerome Wasson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of February, 2026.

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $660,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

B. Curdo
(Affiant)

Sworn to and subscribed before me this
5th day of February, 2026.

Notary Public
My commission expires: 11/14/2028

File No. GNT-26-4431

True Copy Certification

I, Yvette Meldrum, 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 2 | 5, 2026

2/5/2026
Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 5TH day of February, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY