Name and Address of New Owner:
Nathan Baron
521 Bismark Dr
Nashville, Tennessee 37210

Karen Johnson Davidson County
Batch# 1381580 DEEDWARR
02/17/2026 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20260217-0012099

Send Tax Bills To:
CrossCountry Mortgage, LLC
2160 Superior Ave
Cleveland, OH 44114

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 095-10-0-017

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, **Modera, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Baron,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, and being Lot No. 179 on the Plan of ELM HILL ACRES, SECTION IV, of record in Plat Book 2331, Page 118, in the Register's Office for said County.

Said Lot No. 179 fronts 100 feet on the Northwesterly side of Bismark Drive and runs back between lines 215 feet, more or less on the Northerly line and 220 feet, more or less, on the Southerly line to the center line of Mill Creek as shown on said Plan on which it measures 135 feet, more or less.

Being the same property conveyed to Forest E. Jennings and spouse, Karen J. Jennings, by Warranty Deed from, Jessie M. Arney, unmarried, of record in Instrument NO. 20181025-0105619, and Scrivener's Error Affidavit recorded in Instrument Number corrects the vesting from Karen T. Jennings to Karen J. Jennings. Forest E. Jennings predeceased Karen T. Jennings on April 25, 2025, vesting all his interest in her as sole heir at law.

Being the same property conveyed to Modera LLC by Warranty Deed from Karen Jennings, of record in Instrument Number 20251230-0103780, in the Register's Office of Davidson County, Tennessee, dated December 19, 2025, and recorded on December 30, 2025.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of February, 2026.

Modera, LLC, a Limited Liability Company

By:_____(SEAL)
Johnnie Poole, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. Houston Akin, of the state and county mentioned, personally appeared Johnnie Poole of Modera, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Modera, LLC, the within named bargainor, a Limited Liability Company, and that such Johnnie Poole of Modera, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Davidson County, this 11th day of February, 2026.

_____
Notary Signature

Printed Name: R. Houston Akin

My commission expires: 5/9/26



AFFIDAVIT OF VALUE

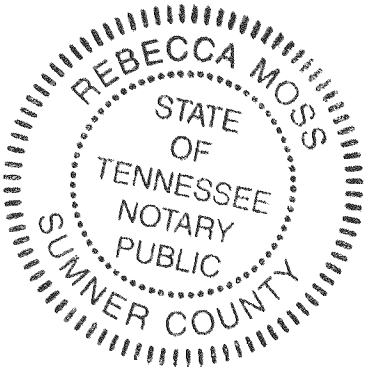
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of February, 2026.

Notary Signature
My commission expires:
2.29.27



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 2/11/2026 (**date of document**).

Affiant Signature

2/11/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 11th day of February, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029