WARRANTY DEED

Karen Johnson
Batch # 1381642
02/17/2026 10:07:01 AM
Fees: $13.00 Taxes: $4,833.68
Davidson County
DEEDWARR
2 pgs
20260217-0012187

File No. BC-26-325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,303,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIMBERLEY M. GRISSOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer S. Kistner Living Trust	Jennifer Sunshine Kistner	
(NAME)	(NAME)	
501 Sandy Cv	940 Gale Lane #108	053-12-0-224.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ELIZABETH ROGERS LANGHAM AND JOHN LANGHAM, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER S. KISTNER, TRUSTEE OF THE JENNIFER S. KISTNER LIVING TRUST DATED NOVEMBER 18, 2019, AND ANY AMENDMENTS THERETO**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, The Villages of Lakemeade of record in Plat Book 7900, Page 530, 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 Elizabeth Rogers, unmarried by Warranty Deed from Chaise S. Flanders, married of record in Instrument No. 20200826-0096627 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 26, 2020.

The same Elizabeth Rogers being now known as Elizabeth Rogers Langham. John Langham hereby joins in this conveyance to convey any and all marital interest he may have acquired in the property.

This is property more commonly known as 501 Sandy Cv, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 13th day of February, 2026.

Elizabeth Langham
Elizabeth Rogers Langham
John Langham by Elizabeth Langham
attorney in fact
John Langham by Elizabeth Rogers Langham, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of February, 2026, before me personally appeared Elizabeth Rogers Langham and Elizabeth Rogers Langham, 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 13th day of February, 2026.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Elizabeth Rogers Langham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **John Langham,** and that this instrument was executed on behalf of the said **John Langham** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20260217-0012186, in Register's Office for Davidson County, Tennessee.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028