Karen Johnson Davidson County
Batch# 1382822 DEEDWARR
02/19/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260219-0013274

**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of February, 2026

Notary Public

Commission Expires: 9/15/27

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Landmark Columbia, LLC<br>305 Dandridge Dr<br>Franklin TN 37067 | New Owner | 059 04 0 016.00 |

# 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,

**Tiffany Mendez, a single woman**

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

**Landmark Columbia, LLC, a Tennessee Limited Liability Company**

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:

Being Lot No. 145 on the Plan of Section Four, Third Addition to Trinity Hills Village, of record in Book 5200, Page 248, Register's Office for Davidson County, Tennessee, and now known as 145-A and 145-B, Zone Lot Division of Lot No. 144 and 145, Section Four, Third Addition, Trinity Hills Village, of record in Book 6250, Page 243, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed by Warranty Deed from Simon Rooks III, an unmarried man to Tiffany Mendez, a single woman, of record in Instrument No.

20171103-0113144 in Davidson County, Tennessee Register of Deeds, dated October 31, 2017 and recorded November 03, 2017.

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: 2844 & 2846 Vista Lane, Nashville, TN 37207

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 9th day of February, 2026.

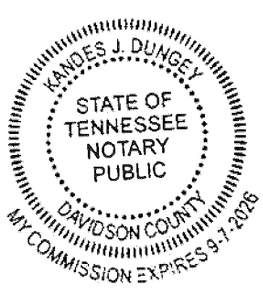
Tiffany Mendez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2026, before me personally appeared Tiffany Mendez, 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 9th day of February, 2026.

Notary Signature
My commission expires: 09/07/2026



# Certificate of Authenticity

I, Joshua A. Terry, 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 2/19/26.

Affiant Signature – Joshua A. Terry

2/19/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/19/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27