WARRANTY DEED

Karen Johnson Davidson County
Batch# 1383904 DEEDWARR
02/23/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260223-0013924

File No. BC-26-313

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 7-3-29
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

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
Benjamin Barton and Megan Elise McLeod	Legacy Home Loans, LLC DBA Steadfast Mortgage	
(NAME)	(NAME)	
1121 North 2nd Street	408 Highway 76	082-03-0-111.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	White House, TN 37188	
(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, **ROBYN CAIN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN BARTON AND MEGAN ELISE MCLEOD, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of The Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 66 fronts 50 feet on the Easterly side of North 2nd Street, and runs back between parallel lines, 181 feet to an alley.

Being the same property conveyed to Robyn Cain, a Married Woman by Warranty Deed from Pamela Simmons, an Unmarried Woman of record in Instrument No. 20200923-0109044 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 23, 2020.

The said Robyn Cain having since divorced through Case Number, FDI-21-795130 in the San Francisco County Superior Court. The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

This is property more commonly known as 1121 North 2nd Street, Nashville, TN 37207.

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 19th day of February, 2026.

Robyn Cain by Ryan Lux
attorney in fact

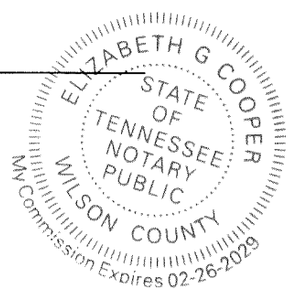
Robyn Cain by Ryan Lux, her Attorney-In-Fact

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 **Ryan Lux**, 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 **Robyn Cain,** and that this instrument was executed on behalf of the said **Robyn Cain** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 202602230013923, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 19th day of February, 2026.

Notary Signature
My commission expires: 2.26.29



True Copy Certification

I, **Tonya Cherry,** 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 this the 19 day of February, 2026.

Affiant Signature
Date 2-19-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

