Karen Johnson Davidson County
Batch# 1384078 DEEDWARR
02/23/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260223-0014149

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-516

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery (as)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

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

Notary Public

Commission Expires: 9/13/2028

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert C. De Jaeger 1429 Autumn Knoll Road Hermitage, TN 37076	New owners	086 08 0 013.00

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,

Apple Nickel Enterprises, Inc., a Tennessee Corporation

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

Robert C. De Jaeger

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. 149, on the Plan of Jackson's Retreat, Phase III, of record in Plat Book 5200, Page 517 and 518, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Michael Lynch and wife, Caley Janette Lynch F/K/A Caley Janette Williams to Apple Nickel Enterprises Inc., recorded February 17, 2017, as Instrument No. 20170217-0016351 in Davidson County, Tennessee Register of Deeds.

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: 1429 Autumn Knoll Road, Hermitage, TN 37076

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 19th day of February, 2026.

Apple Nickel Enterprises, Inc., a Tennessee Corporation

By:_____
April Hyde, Secretary

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named April Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary for Apple Nickel Enterprises, Inc., a Tennessee Corporation and that she is authorized by Apple Nickel Enterprises, Inc., to execute this instrument on its behalf as such Secretary.

Witness my hand and seal, at office in Brentwood this 19th day of February, 2026.

Olga Lopez
Notary Signature

Printed Name: Olga Lopez

My commission expires:_____

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

WARRANTY DEED

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 2/19/2026.

Affiant Signature – Joshua A. Terry

2/23/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/23/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27