This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-7991-TM

Karen Johnson Davidson County
Batch# 1384170 DEEDWARR
02/23/2026 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260223-0014273

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2026.

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John David Mahan Ben Bob Mahan 103 Beverly Drive Nashville, TN 37115	Northpointe Bank 3333 Deposit Drive Northeast Grand Rapids, MI 49546	042 15 0 129.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert Thomas Reynolds and Kay Armin Reynolds, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **John David Mahan, an unmarried man, and Ben Bob Mahan, a married man, as joint tenants with right of suvivorship** (individually and/or collectively, "Grantee"), 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. 3, BLAIR HEIGHTS, SECTION 3-ADDITION, as of record in Plat Book 5190, Page 761, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Thomas Reynolds and wife, Kay Armin Reynolds, by Warranty Deed from William Jernigan and wife, Linda Jernigan, of record in Book 7838, Page 357, in the Register's Office of Davidson County, Tennessee, dated May 01, 1989, and recorded on May 10, 1989.

This is improved property located at: **103 Beverly Drive, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of February, 2026.

GRANTOR:

Robert Thomas Reynolds

Kay Armin Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Thomas Reynolds and Kay Armin Reynolds, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of February, 2026.

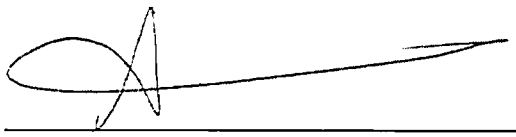
Notary ~~Public~~
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

202602230014273

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2-20-2025.



Affiant Signature — Date: 2-20-2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2-20-2025.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal