WARRANTY DEED

Karen Johnson Davidson County
Batch# 1384843 DEEDWARR
02/24/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20260224-0014494

File No. AD-26-1254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES JANUARY 9, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Patrick Monnius	**New Owner**	
(NAME)	(NAME)	
4836 Leesa Ann Lane		076-05-0-126.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(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, **Wesley Meyer and Karalynn Meyer, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Monnius, unmarried man**, 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:

Being Lot No. 132 on the Plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County, described as follows:

Beginning on the northerly margin of Leesa Ann Lane at the corner of Lots Nos. 132 and 133, thence with the line between said two lots northerly 141.73 feet; thence with the line between Lots 131 and 133 northeasterly 93.58 feet to the westerly margin of Hidden Hill Drive; thence with the same southeasterly 125 feet to the beginning of a curve; thence around said curve southwesterly 39.27 feet to the northerly margin of Leesa Ann Lane; thence with the same southwesterly 103.27 feet to the beginning.

Being the same property conveyed to Wesley Meyer and Karalynn Meyer, husband and wife by Warranty Deed from Karli Morgan Qualls, Devisee under the Will of Lindsey Martin Sawyer of record in Instrument No. 20230306-0015726 Register's Office for Davidson County, Tennessee, dated March 02, 2023 and recorded on March 06, 2023.

This is property more commonly known as 4836 Leesa Ann Lane, Nashville, TN 37076.

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 23rd day of February, 2026.

Wesley Meyer

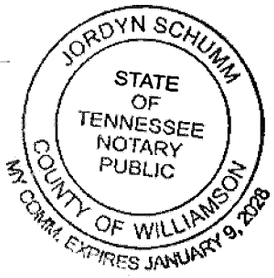
Karalynn Meyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2026, before me personally appeared Wesley Meyer and Karalynn Meyer, 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 23rd day of February, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I Addie Dilworth, 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 **February 23, 2026**.

Date

Affiant Signature

02/23/2026
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **23rd** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28
Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)