Karen Johnson Davidson County
Batch# 1388920 DEEDWARR
03/05/2026 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260305-0017567

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-37327-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of March, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L. PEMWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Kindel, IV 3641 Seasons Dr. Antioch, TN 37013	Same address as new owner	150-12-0A-127-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($460,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANITA C. EVANS, UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL E. KINDEL, IV, UNMARRIED MAN, AS SOLE OWNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 664 on the Plan of Planned Unit Development, Final P.U.D. Plan, Phase V-A, Somerset, of record in Book 7900, page 399, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James B. Evans, Jr., and wife, Danita C. Evans, from Robert C. Butts and wife, Lori A. Butts, by Warranty Deed dated December 20, 1996 and recorded December 26, 1996 in Book 10300, page 376, said Register's Office. Also being the same property title to which vested in Danita C. Evans, upon the death of her husband, James B. Evans, Jr., by reason of their tenancy by the entirety. The said James B. Evans, Jr., aka James Baxter Evans, Jr., having died November 25, 2021.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3641 Seasons Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4th day of March, 2026

GRANTOR(S)

Danita C. Evans

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public, Danita C. Evans, unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of March, 2026.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 4-25-2029

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 4, 26 (date of document).

Jennifer Pennell

March 4, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 4, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal