Karen Johnson Davidson County
Batch# 1390688 DEEDWARR
03/10/2026 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260310-0018925

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-37669-26

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of MAR 2026

NOTARY PUBLIC

My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 |
|---|---|---|
| Katie Garrett and Landon Dixon<br>3516 Kennedy Avenue<br>Nashville, TN 37216 | Same address as new owner | 098-05-0-073.00 |

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($360,000.00) 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, **CLINT HAYNES, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KATIE GARRETT, AN UNMARRIED PERSON, AND LANDON DIXON, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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. 191 on the Plan of Section 9, Lake Park, of record in Book 4955, page 38, 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 Clint Haynes from Bank of New York as Trustee of the Certificateholders CWABS, inc., Asset-Backed Certificates, Series 2006-7, by Special Warranty Deed dated September 19, 2008 and recorded October 7, 2008 in Instrument #20081007-0101753, said Register's Office.

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: 521 New Castle Lane, Hermitage, TN 37076

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.

This having never been the personal residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

WITNESS MY/OUR HANDS, this 9th day of March, 2026

GRANTOR(S)

Clint Haynes

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Clint Haynes, 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 9th day of March 2026

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 11/27/2027

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Christian Reynolds, 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 9, 2026**.

Date

Affiant Signature

**March 10, 2026**
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **10th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 8/21/2027
Date

Notary's Seal (if on paper)

LILI VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY