WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30
(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1602-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cassandra A. Hiatt and Samuel Jones	Cassandra A. Hiatt and Samuel Jones	103 02 0 202.00
(NAME) 5637 Meadowcrest Lane	(NAME) 5637 Meadowcrest Lane	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Five Thousand And No/100 Dollars ($435,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARA D. WHITAKER, NOW A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASSANDRA A. HIATT and SAMUEL JONES, WIFE AND HUSBAND** 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:

That certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot Number 130 on the plan of Richland Meadows Subdivision, Section 3, as of record in Book 2083, Page 100, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:
Said Lot Number 130 fronts 60 feet on the westerly side of Meadow Crest Road and extends back and between parallel lines 148.2 feet to a said line.

Karen Johnson Davidson County
Batch # 1391356 **DEEDWARR**
03/10/2026 03:38:53 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20260310-0019222

Being the same property conveyed to Sara D. Whitaker, an unmarried woman, by deed from Gregory L. Goodrum, a single man, dated 12/11/2015 and recorded 12/14/2015 in Instrument Number 20151214-0125183, in the Register's Office of Davidson County, Tennessee.

The subject property property having never been the personal, primary residence of Grantor at the time, Grantor warrants that she has never lived in the subject property as a maried person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated in T.C.A § 26-2-301 or other similar statutes therein.

This is:

unimproved ☐

improved ☒ property, known as 5637 Meadowcrest Lane, NASHVILLE, TN 37209

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6th day of March, 2026.

Sara D. Whitaker

State of Tennessee
County of Davidson

On this 6th day of March, 2026, before me personally appeared Sara D. Whitaker, 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 (or person's) free act and deed.

Witness my hand, at office, this 6th day of March, 2026.

Notary Public

My Commission Expires: 4/7/27

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-UREMT26-5637