THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1086-TH

Karen Johnson Davidson County
Batch# 1392636 DEEDWARR
03/13/2026 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20260313-0020170

Name and Address of New Owner:
Keenan Ivan Sjodin and Shantaia Poulin
107 Bryan House Drive
Goodlettsville, TN 37072

Send Tax Bills To:
Keenan Ivan Sjodin and Shantaia Poulin
107 Bryan House Drive
Goodlettsville, TN 37072

Map & Parcel No: 018 07 0 108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jane Knauss, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Keenan Ivan Sjodin and Shantaia Poulin, husband and wife** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Final Plat of SECTION ONE, CHARLESTON SQUARE SUBDIVISION, of record in Plat Book 4860, Pages 37 and 38, in the Register's Office for Davidson County, Tennessee. Said Lot No. 44 fronts 93.59 feet on the Northeasterly margin of Bryan House Drive and extends back 145.0 feet on the Northeasterly line and 155.3 feet on the Southeasterly line to a dead line in the rear, measuring 122.5 feet thereon.

Being the same property conveyed to Jane Knauss, an unmarried woman, by Warranty Deed from Michael Wayne Butler, a married man, of record in Instrument No. 20220506-0052414, in the Register's Office of Davidson County, Tennessee, dated April 19, 2022, and recorded on May 06, 2022.

Jane Knauss, having since been married to Cameron Fields on November 13, 2025 and is now known as a married woman.

Cameron Fields, spouse of Jane Knauss, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **107 Bryan House Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as herein before specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of March, 2026.

_____(SEAL)
Jane Knauss

_____(SEAL)
Cameron Fields

STATE OF ARKANSAS ,
COUNTY OF Pulaski

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Cameron Fields,** the within named bargainor, 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, at office, this 9 day of March, 2026.

MARK S YOUNG
MY COMMISSION EXPIRES
12-20-2032
NOTARY PUBLIC
COMM. # 12721722
PULASKI COUNTY · ARKANSAS

Notary Signature
My commission expires: 12-20-2032

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Jane Knauss,** the within named bargainor, 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, at office, this 12th day of March, 2026.

Notary Signature
My commission expires: 03/06/29

LAWRENCE TAYLOR JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$373,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 12Th day of March, 2026

Notary Signature

My commission expires: 03/06/29

LAWRENCE TAYLOR JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Certificate of Authenticity

I, Ryan LUX, 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

3/09/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **9th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029