WARRANTY DEED

Karen Johnson Davidson County
Batch# 1393132 DEEDWARR
03/16/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.13
20260316-0020513

File No. AD-26-1457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
Taryne Tillinghast and Ian Tillinghast	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
1322 Plum Street	408 Hwy 76	034-10-0-080.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	White House, TN 37188	
(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, **Plum Operations LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taryne Tillinghast and Ian Tillinghast, wife and husband**, 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 Lots No. 18 and 19 in Block 3 of the Edenwold Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said Lot No. 18 and 19 front together 50 feet on the South side of Plum Street and run back between parallel lines 100 feet to an alley.

Included in the above description but expressly excluded from this conveyance is in the following described property which was conveyed to James Samuel Stewart, et al, by deed of record in Book 5324, Page 261, Register's Office for Davidson County, Tennessee:

The Westerly 20 feet of Lot 18 in Block 3 of the Edenwold Subdivision of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said westerly 20 feet of Lot 18 fronts 20 feet on the front side of Plum Street and runs back between parallel lines to an alley.

Being the same property conveyed to Plum Operations LLC, a Tennessee limited liability company, by Warranty Deed from Chris Wright, single of record in Instrument No. 20231026-0083875 Register's Office for Davidson County, Tennessee, dated October 24, 2023 and recorded on October 26, 2023.

This is property more commonly known as 1322 Plum Street, Madison, TN 37115.

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 13th day of March, 2026.

Plum Operations LLC, a Tennessee Limited Liability Company

By: _____
Brandon Rumbley, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, BRANDON LIPPMAN of the state and county mentioned, personally appeared Brandon Rumbley, Authorized Agent of Plum Operations LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Plum Operations LLC, the within named bargainor, a Limited Liability Company, and that such Brandon Rumbley, Authorized Agent of Plum Operations LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 13th day of March, 2026.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **March 13, 2026**.

Date

Affiant Signature

03/16/2026
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **16th** day of **March**, 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)