NEW OWNER:
Shane Jason Watson
Meghan Watson
1525 Andchel Drive
Nashville, TN 37076

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 26-270

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1393133 DEEDWARR
03/16/2026 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260316-0020515

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($495,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Samantha Breen, fka Samantha Radach, and Travis Breen, wife and husband** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Shane Jason Watson and Meghan Watson, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 330 on the Plan of Final P.U.D. Plan of Phase I, Camden Woods of record in Plat Book 6900, Page (s) 697 and 698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description the property.

Being the same property conveyed to Samantha Radach, an unmarried woman and Travis Breen, an unmarried man, tenants in common with right of survivorship by Warranty Deed from Joseph J. Kochelek and Crystal L. Kochelek, husband and wife of record as Instrument No. 202204060039490 in the Register's Office for Davidson County, Tennessee, dated March 28, 2022 and recorded on April 6, 2022. Samantha Radach and Travis Breen are now married. Samantha Radach is now known as Samantha Breen.

Parcel No.: 086 08 0 018.00

Being also known as 1525 Andchel Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 13th day of March, 2026.

Samantha Breen

Travis Breen

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Samantha Breen and Travis Breen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of March, 2026.

NOTARY PUBLIC

My commission expires: 4/26/29

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2029

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The actual consideration or value, whichever is greater, for this transfer is $ 495,000.00.

AFFIANT

Sworn to and subscribed to before me this 13th day of March, 2026.

NOTARY PUBLIC

My commission expires: 4/26/29

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Expires 04-26-2029

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**.

Affiant Signature — **03/16/2026** Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **16** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 5-24-28
Date

Notary's Seal (if on paper)

MEGAN MILLSAP TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD