STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1393392 DEEDWARR
03/16/2026 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20260316-0020881

02-NSH26-10849

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jarvis Fason and Candace Fason 3037 Brookview Forest Drive Nashville, TN 37211	CMG Mortgage Inc, dba CMG Home Loans 3160 Crow Canyon Rd. Ste 400 San Ramon, CA 94583	180-04-0B-030.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julie K. Nafziger and Ralph E. Bays, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Candace Fason and Jarvis Fason, Wife and Husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Brookview Forest, Phase 1, of record in Instrument No. 20030716-0099526, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie K. Nafziger and Ralph E. Bays, wife and husband by Warranty Deed from Jay T. Beasley, unmarried of record in Instrument No. 20150723-0072383 Register's Office for Davidson County, Tennessee, dated July 21, 2015 and recorded on July 23, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3037 Brookview Forest Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of March, 2026

Julie K. Nafziger

Ralph E. Bays

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Julie K. Nafziger and Ralph E. Bays, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at residence, Tennessee, this 11th day of March, 2026.

Notary Public

My Commission Expires: 9-10-28

MARIA LAMBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sept 10, 2028
COUNTY OF KNOX

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/11/26. (date of document).

Affiant Signature

3/16/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

