This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $299,000.00.

Affiant

Subscribed and sworn before me this the 12 day of March, 2026.

Notary Public
My commission expires: ~~[illegible]~~ 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1393396 DEEDWARR
03/16/2026 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20260316-0020886

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jaxon Ward and Carly Ward	Primis Mortgage Company	163-16-0D 040.00
5497 Cedar Ash Xing	5535 Currituck Dr., Ste. 120	
Antioch, TN 37013	Wilmington, NC 28403	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 5497 TANGER LLC, A TENNESSEE LIMITED LIABILTY COMPANY. hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAXON WARD AND CARLY WARD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Real property in Davidson County, Tennessee, being Unit/Lot Number 40, together with common areas, as established by Declaration of Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180710-0066588, as amended in Instrument Number 20180718-0069941, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated and is subject to the By-Laws and Chattel for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Numbers 20180710-0066588 and 20180718-0069941, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 5497 Tanger LLC, a Tennessee limited liability company, by deed dated 10/17/2023, from Janina D. Hill and Reynaldo Hill, wife and husband, of record in Instrument No. 20231020-0082238, Register's Office for said County.

Also being the same property conveyed to Janina D. Hill and Reynaldo Hill, wife and husband, by deed dated 11/16/2020, from Lake Forest Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20201215-0148141, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5497 Cedar Ash Xing, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 12th day of March, 2026.

5497 Tanger LLC, a Tennessee Limited Liability Company

BY: Janina D. Hill, member
Janina D. Hill, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Janina D. Hill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the MEMBER of the within named bargainor, 5497 Tanger LLC, a Tennessee Limited Liability Company, and that SHE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 5497 Tanger LLC, a Tennessee Limited Liability Company by the said Janina D. Hill as such MEMBER.

Witness my hand and official seal this 12th day of March, 2026.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 3/12/26 (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

