Karen Johnson Davidson County
Batch# 1393968 DEEDWARR
03/17/2026 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260317-0021280

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the ~~12th~~ 12th day of March, 2026. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Cassandra Hope Hunter and Nathan Larkin	New Owner	162-02-0-182.00
5049 Colemont Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LANDON BRETT WILLIAMS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASSANDRA HOPE HUNTER, AN UNMARRIED WOMAN, AND NATHAN LARKIN, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 205, on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, Register's Office of Davidson County, Tennessee.

Said Lot No. 205 fronts 73.50 feet on the northwesterly side of Colemont Drive and runs back 229.9 feet on the southerly line and 280.2 feet on the northerly line to a line in the rear which measures 105.36 feet thereon.

Being the same property conveyed to Landon Brett Williams, a single man by Warranty Deed from Prestige Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210310-0031426 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on March 10, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5049 Colemont Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of March, 2026.

Landon Brett Williams

Landon Brett Williams

STATE OF Colorado
COUNTY OF Pueblo

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Landon Brett Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of March, 2026.

Notary Public

My Commission Expires: 8-19-2027

DAWN REAGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954011321
MY COMMISSION EXPIRES AUGUST 19, 2027

Certificate of Authenticity

I, Linzie Hahn, 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

L Hahn

Affiant Signature

3/12/26

Date

State of TN

County of Williamson

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

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028