WARRANTY DEED

2026-17

Karen Johnson Davidson County
Batch# 1396164 DEEDWARR
03/23/2026 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20260323-0022764

State of Tennessee
County of ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of March, 2026.

(Affix Seal) Notary Public
My Commission Expires:

TAYLOR CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Emily Smith 408 Scotts Creek Trail Hermitage, TN 37076	New American Funding, LLC 1 MacArthur Place, Suite 800 Santa Ana, CA 92707	075 12 0A 101.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kenneth Lynn and Janice Lynn, joint tenants with right of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Emily Smith, single woman**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 on the Plan of Section Three Phase I Greer Meadows at Cedar Creek Residential P.U.D. of record in Plat at Instrument No. 20010920-0101748, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenny Lynn and Janice Lynn, joint tenants with right of survivorship, from Barbara Patricia Clay, a single woman by Quitclaim Deed dated September 12, 2025 and recorded September 17, 2025 in Instrument No. 20250917-0074308, Register's Office of Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 408 Scotts Creek Trail, Hermitage, TN 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 20th day of March, 2026.

Kenneth Lynn

Janice Lynn

State of Tennessee
County of Davidson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Kenneth Lynn and Janice Lynn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of March, 2026.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 3-20-24.

Celia Stewart Rouse

Affiant Signature

3-20-24

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 20 day of March, 2024.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY