THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $565,000.00 Affiant Subscribed and sworn to before me, this 20 day of March, 2026. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 1397171 DEEDWARR 03/24/2026 02:42:30 PM 3 pgs Fees: $18.00 Taxes: $2,090.50 20260324-0023440	

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 29, 2026

WARRANTY DEED

Address New Owner: Trent Bailey, and Taylor Pappas 2479 Prairie Hill Drive, Antioch, TN 37013	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 182-15-0B-078-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN MASON AND KELLEE CRADDOCK, A MARRIED COUPLE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TRENT BAILEY AND TAYLOR PAPPAS, HUSBAND AND WIFE AS JOINT TENANTS** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78, on the plan of Final Plat Clover Glen, Phase 2, as shown on plat of record in Instrument 20190221-0015860, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Steven Mason and Kellee Craddock, a married couple by Deed dated May 13, 2022 from James E. Babb and Rebecca L. Babb, husband and wife, recorded May 23, 2022, in Instrument Number 202205230059362, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **2479 Prairie Hill Drive, Antioch, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2026.

Steven Mason

STEVEN MASON

Kellee Craddock

KELLEE CRADDOCK

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN MASON AND KELLEE CRADDOCK**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Notary Public
My Commission Expires: 08/01/2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 20, 26 (date of document).

Jennifer Pennell

March 24, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 24, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal