**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1398989 DEEDWARR
03/30/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.53
20260330-0025029

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $326,900.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 25 Day of Mar, 26.

_____
Notary Public
My Commission expires 12 / 26 / 2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

**NAME AND ADDRESS OF PROPERTY OWNER:**
**Garrison Brandt**
**465 Rockwood Dr**
**Hermitage, TN 37076**

**SEND TAX BILLS TO:**
**Garrison Brandt**
**465 Rockwood Dr**
**Hermitage, TN 37076**

**MAP AND PARCEL NUMBER: 08312001000**

**WARRANTY DEED**
**26NT00463**

Effective the 25 Day of MARCH, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
**Jason Piffier and Rhea Foote, husband and wife**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
**Garrison Brandt, unmarried**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section Three, Hermitage Woods, of record in Plat Book 5050, Page 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Piffier and Rhea Foote, husband and wife by Warranty Deed from Michael David Leff, an unmarried man as recorded 05/18/2020 in Book NA at Page NA as Document 20200518-0051331.

Commonly Known As: 465 Rockwood Dr, Hermitage, TN 37076

Tax ID: 08312001000

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 and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 25 day of MARCH, 2026

**Rhea Foote**

State of INDIANA)
County of LAKE )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rhea Foote,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

MARY A SIENKIEWICZ
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0730132
My Commission Expires Nov 23, 2028

My Commission expires: 11/23/2028

**Jason Piffier**

State of INDIANA)
County of LAKE )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jason Piffier,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

MARY A SIENKIEWICZ
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0730132
My Commission Expires Nov 23, 2028

My Commission expires: 11/23/2028

Tennessee Certification of Electronic Document

I, Justin Foster 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 3-25-26 (date of document).

Affiant Signature

3-25-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of March, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027