Karen Johnson Davidson County
Batch# 1399920 DEEDWARR
03/31/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,951.75
20260331-0025585

This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-8437-TM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $527,500.00.

Theresa E Kandris
Affiant

Subscribed and sworn to before me, this the 30th day of March, 2026.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-24-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Kandris Family Trust dated July 19, 1999 1036 Wynfield Village Court Franklin, TN 37064	New Owner	181 11 0D 097.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Meagan Haight, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Theresa E. Kandris, Trustee of the Kandris Family Trust dated July 19, 1999, amended and restated August 20, 2018** (individually and/or collectively, "Grantee"), 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. 97 on the Plan of Final Plat, THE HILL PROPERTY, PHASE 1A, of record in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Meagan Haight, Unmarried Woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20220722-0084047, in the Register's Office of Davidson County, Tennessee, dated July 21, 2022 and recorded on July 22, 2022.

This is improved property located at: **8057 Warbler Way, Brentwood, TN 37027**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I/we 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 the same is unencumbered, unless otherwise herein set out; and I/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. Whenever used, the singular number 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 31st day of March, 2026.

GRANTOR:

Meagan Haight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Meagan Haight, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of March, 2026.

Notary Public
My Commission expires: 1/22/30

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 31, 2026** .

Affiant Signature

03/31/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 31, 2026** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

