Karen Johnson Davidson County
Batch# 1400447 DEEDWARR
04/02/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260402-0026426

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

Subscribed and sworn to before me this 1st day of April, 2026.

Notary Public
My commission expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jackson Jindra and Lindsey Jindra 1908 Grace Point Lane Nolensville, TN 37135	United Wholesale Mtg 585 South Blvd East Pontiac, MI 48341	188-10-0C-139-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Anna Gulstine, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Jackson Jindra and Lindsey Jindra, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 139 on the Plan of Final Plat, Carothers Crossing, Phase 3, Section 1, of record in Instrument No. 20170523-0051054, 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 Anna Gulstine, a single woman, by deed from Michele L. Bass Living Trust, Established by the Revocable Trust Agreement of Michele L. Bass of record in Instrument No. 20250527-0041546, Register's Office for Davidson County, Tennessee, and dated May 27, 2025.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Carothers Crossing of record in Instrument No. 20170523-0051054 Register's Office for Davidson County, Tennessee.

3. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewer Mains, Pumps and Appurtenances of record in Instrument No. 20170302-0020826, Register's Office for Davidson County, Tennessee.

7. Parking Easement and Maintenance Agreement of record in Instrument No. 20180719-0070523, Register's Office for Davidson County, Tennessee.

8. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20070627-0076582, supplemented in Instrument No. 20070821-0099817 and Instrument No. 20070821-0099818, amended in Instrument No. 20080515-0049892, with Supplemental to add Phase 3, Section 1, of record in Instrument No. 20171002-0100688. in the official records of the Davidson County Register of Deeds.

9. Subject to the Master Deed, recorded as Instrument #20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20171002-0100689, as corrected by Scrivener's Affidavit of record in Instrument No. 20171220-0129697, as amended in Instrument No. 20180125-0008094. in the official records of the Davidson County Register of Deeds.

10. Charter for Carothers Crossing Neighborhood Association of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1908 Grace Point Lane, Nolensville, TN 37135

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of April, 2026.

Anna Gulstine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of April, 2026, before me personally appeared Anna Gulstine, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2026.

Notary Signature
My commission expires: 11-21-27

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Andy Maloney, 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 **4/1/2026** (date of document).

Affiant Signature
Date **4/1/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **1** day of **April**, 20**26**.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY