WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00.

Dale Howard Jones
Affiant

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

State Of Virginia, County Of Loudoun
Subscribed and sworn to me on 04/01/26.

Electronic Notary Public
NOTARY PUBLIC Gloria Asare
Reg #: 7901547
My Commission Expires: 12/31/2028

Notarized remotely online using communication technology via Proof

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1402634 DEEDWARR
04/07/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260407-0027931

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dale Howard Jones 602 American Road Nashville, TN 37209	Dale Howard Jones 2923 Nicole Rd Clarksville, TN 37040	090 12 0 124.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Rochford, Trustee of the Mamie Landers Trust, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Dale Howard Jones, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 66 on the PLAN OF SECTION I, CHARLOTTE PARK, as of record in Book 2663, pages 2 to 6.
>
> Said Lot No. 66 fronts 70 feet on the northerly side of American Road and extends back 226.8 feet on the westerly line and 125.1 feet on the easterly side, to a dead line in the rear on which it measures 125 feet.
>
> Being the same property conveyed to the Trustee of the Mamie Landers Trust, by Quit Claim Deed from Mamie G. Landers and Patricia C. Morton, as joint tenants with right of survivorship, of record in Instrument No. 20200604-0057297, in the Register's Office of Davidson County, Tennessee, dated May 23, 2020, and recorded on June 04, 2020. Mamie Landers died on or around June 08, 2020, testate. Please see Case No. 20P1871 in The Seventh Circuit Court for Davidson County, Tennessee At Nashville (Probate Division).

This is improved property known as 602 American Road, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this March 30, 2026.

MAMIE LANDERS TRUST

John Rochford, Esq., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2026, before me, the undersigned Notary Public, personally appeared, John Rochford, Esq., known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the MAMIE LANDERS TRUST, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the MAMIE LANDERS TRUST, by himself as such trustee.

Witness my hand and official seal on March 30, 2026.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 03/30/2026.

John Cobb Rochford

Date: 03/30/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 03/30/2026.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29