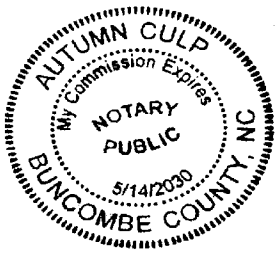
Karen Johnson Davidson County
Batch# 1403515 DEEDWARR
04/08/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260408-0028580

Docusign Envelope ID: 4138207C-188F-4E16-BA26-891D6342A050

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-8459-SL



North Carolina
STATE OF ~~TENNESSEE~~
COUNTY OF Buncombe

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

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

Autumn Culp
Notary Public
My Commission Expires: 5/14/2030

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Teague Elizabeth Whitted 305 Leisure Court Antioch, TN 37013	NEW OWNER	162 16 0B 008.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **New Vision Trust Company CFBO Dan Robert Roach TRAD IRA** (individually and/or collectively, "Grantor"), transfer and convey unto **Teague Elizabeth Whitted, a single woman** (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 Unit No. 8 on the Plan of SECTION ONE, PHASE ONE, LEISURE HEIGHTS, of record in Plat Book 5800, Page 267, and Amended in Instrument No. 198410046397032 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to New Vision Trust Company CFBO Dan Robert Roach TRAD IRA, by Quit Claim Deed from Equity Trust Company Custodian FBO D. R. Roach IRA, of record in Instrument No. 20240409-0025274, in the Register's Office of Davidson County, Tennessee, dated March 15, 2024 and recorded on April 09, 2024.

Being the same property conveyed to Equity Trust Company Custodian FBO D.R. Roach IRA, by Warranty Deed from Barbara A. Bankson, unmarried, of record in Instrument No. 20140212-0012271, in the Register's Office of Davidson County, Tennessee, dated January 30, 2014 and recorded on February 12, 2014.

This is improved property located at: **305 Leisure Court, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026, and thereafter, 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 their 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.

Initial DRR

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 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the

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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 1st day of April, 2026.

GRANTOR:

New Vision Trust Company CFBO Dan Robert Roach TRAD IRA

By: Athena K. Sexton

~~Elizabeth Adams,~~ Authorized Agent

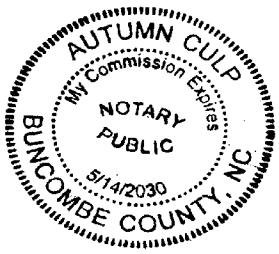
Athena K Sexton

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Buncombe

Athena K Sexton (AC) Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Elizabeth Adams~~, Authorized Agent the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Office Assistant, AmIRA of New Vision Trust Company CFBO Dan Robert Roach TRAD IRA, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2026.

Autumn Culp
Notary Public
My Commission expires: 5/14/2030



Initial
DRR

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 April 1, 2026

Affiant Signature

April 1, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1 day of April, 2026

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY