Karen Johnson Davidson County
Batch# 1410296 DEEDWARR
04/23/2026 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $3,439.15
20260423-0033698

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $929,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0406

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joshua Mirenda and Kayla Mirenda	Joshua Mirenda and Kayla Mirenda	178-00-0-025.00
(NAME)	(NAME)	
9599 Highway 96	9599 Highway 96	
(ADDRESS)	(ADDRESS)	
Franklin TN 37064	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Fifty Thousand And No/100 Dollars ($929,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARGIE JACOBSON- BACKES, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA MIRENDA AND KAYLA MIRENDA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the West side of Highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

Beginning at a point on the westerly margin of Highway No. 96, said point being 900.0 feet northwesterly from the intersection of said westerly margin and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, Register's Office for Davidson County, Tennessee; thence, leaving said westerly margin of Highway No. 96, in a southwesterly direction South 57 degrees 59' West, 525.0 feet to a point in the easterly margin of Old Harding Pike; thence with said margin of Old Harding Pike in a northeasterly direction North 7 degrees 34' East, 863.7 feet to a point in the westerly margin of Highway No. 96, thence with said margin of Highway No 96, in a easterly direction South 84 degrees 28' East 93.2 feet to a point; thence, continuing with said margin of Highway No. 96, in a southerly direction with a curve to the Left, 369.3 feet to a point; said curve having a chord of South 21 degrees 39' East, 368.9 feet; thence, continuing with said margin South 20 degrees 22' East, 152.7 feet to a point, the beginning of a curve: thence, continuing with a said margin and said curve having a chord of South 30 degrees 52' East, 96.4 feet, a length of 96.4 feet to the point of beginning.

Being the same property conveyed to Walter Backes and Margie Jacobson-Backes by Warranty Deed from Elaine Decker of record in Instrument No. 20171023-0108220, Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 23, 2017, and as corrected by Scrivener's Affidavit of record in Instrument No. 20171027-0110548, Register's Office for Davidson County, Tennessee. Walter Backes died February 15, 2019, and title vested in Margie Jacobson-Backes by virtue of surviving tenant by the entirety.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 9599 Highway 96, Franklin, TN 37064
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 said land to the said GRANTEES, their heirs 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 our hands this 22nd day of April, 2026.

Margie Jacobson Backes
Margie Jacobson- Backes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of April, 20 26, before me personally appeared Margie Jacobson- Backes, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 8/12/2026

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Recorded Documents

I, Channing Miles, 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 22, 2026.

(AFFIANT) – Channing Miles

04/22/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of April, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY