WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson
Batch # 1410312
04/23/2026 09:40:28 AM
Fees: $13.00 Taxes: $1,220.63

Davidson County
DEEDWARR
2 pgs

20260423-0033746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp. 11/27/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Mcleod and Jessenia Nava	New Owner	
(NAME)	(NAME)	
813 Rocky Mountain Pkwy		135-14-0A-144.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES KANAK, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN MCLEOD, UNMARRIED MAN, AND JESSENIA NAVA, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 144, on the Final Plat of Phase Three, Pinnacle Point Subdivision, A Planned Unit Development, of Record in Book 6900, Pages 391, 392 and 393, Register's Office for Said County, to which plan reference is hereby made for a more complete and accurate legal Description.

Being the same property conveyed to James Kanak, a single man, by Warranty Deed from Tracy A. Allen, unmarried, of record in Instrument No. 20131119-0119111 Register's Office for Davidson County, Tennessee, dated November 14, 2013 and recorded on November 19, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 813 Rocky Mountain Pkwy, Antioch, TN 37013
(House Number) (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 my hand this 19 day of APRIL, 2026

James Kanak
JAMES KANAK

STATE OF MICHIGAN
COUNTY OF DICKINSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Kanak, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of APRIL, 2026.

Commission expires: 03.21.2029

Charlene C Fisher
Notary Public

CHARLENE C FISHER
Notary Public - State of Michigan
County of Ontonagon
My Commission Expires Mar 21, 2029
Acting in the County of DICKINSON