Karen Johnson Davidson County
Batch# 1415533 DEEDWARR
05/05/2026 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20260505-0040021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 12-26-29
(AFFIX SEAL)

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ryan Arthur and Katherine Braun	**New Owner**	64-16-D-178
(NAME)	(NAME)	
2709 Spring Farm Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260492

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, I/we, **Ian Ward** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ryan Arthur and Katherine Braun as joint tenants in common with rights of survivorship**, 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. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 148, as shown on the plan of Section Four, Truxton Park, as shown on plat of record in Inst. No. 20020528-0064435, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Ian Ward, unmarried man, by Warranty Deed from Diane Allmon, unmarried, dated 06/27/2017 and filed of record in Inst. No. 20170630-0066371, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Inst. Nos. 20001030-0107559; 20001101-0108604; 20020718-0086907; 20250416-0028984; 20250416-0028985 and 20260326-0024064, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to Inspection and Maintenance Agreement of Stormwater Management Facilities of record in Inst. No. 20020524-0063322, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2709 Spring Farm Court, Hermitage, TN 37076
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of April, 2026

Ian Ward

STATE OF Tennessee
County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ian Ward, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, ~~at office~~, this ~~30th~~ of April, 2026.

Notary Public
My Commission Expires: 8/20/29

LAURA DESMOND
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Justin Foster 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 4-30-26 (date of document).

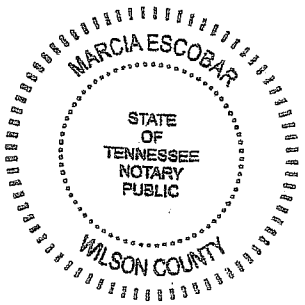
Affiant Signature

4-30-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of April, 26

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027