Karen Johnson Davidson County
Batch# 1417266 DEEDWARR
05/07/2026 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20260507-0041061

JESSICA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-23-2030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $472,000.00

Elizabeth Brooms
Affiant

Subscribed and sworn to before me, this 1 day of May, 2026.

J Brady
Notary Public
My commission expires:
1/23/30

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Zacary Granger **Megan Nugent**		**182060B10400CO**
2014 Crossings Creek Pt	2014 Crossings Creek Pt	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN 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 ACKNOWLEDGE, WE,

Justin E Standish, unmarred and Annie K Broach, unmarried as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Megan Nugent and Zacary Granger, as joint tenants with right 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:

Land in Davidson County, Tennessee, being Lot No. 104, Old Hickory Crossing, Phase 3, Cluster Lot Subdivision Final Plat, Old Hickory Crossing Phase 3 Lots 1-13 and 83-108, of record in Instrument No. 20220824-0095741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Justin E. Standish, unmarried, and Annie K. Broach, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Patterson Company, LLC, a Tennessee limited liability company, dated July 28, 2023, of record in Instrument No. 20230731-0058601, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2014 Crossings Creek Pt, Antioch, TN 37013.

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 in 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.

_____ Date: 5/1/24
Justin E Standish

Annie K Broach Date: 5/1/24
Annie K Broach

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Justin E Standish and Annie K Broach, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May 2024.

MARK BLEDSOE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 05/08/2029 DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/29

I, Elizabeth Grooms, 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 5/1/26.

Elizabeth Grooms — 5/1/26

Affiant Signature — Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 1 day of May, 2026.

J Brady — Commission Expires: 1/23/30

Notary Signature

JESSICA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-23-2030