Karen Johnson Davidson County
Batch# 1418021 DEEDWARR
05/08/2026 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260508-0041698

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Sumner}

The actual consideration or value, whichever is greater for this transfer is: $500,000

Affiant Signature

Subscribed and sworn to before me on this the 6th Day of May 2026

Notary Public

My Commission expires 5 / 19 / 2027

LINZY BLEHN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

NAME AND ADDRESS OF PROPERTY OWNER:
Jon P. Michael and Karyn M. Michael
340 Landings Way
Mt. Juliet, TN 37122
SEND TAX BILLS TO:
CrossCountry Mortgage
2160 Superior Ave
Cleveland, OH 44114

MAP AND PARCEL NUMBER: Tax ID #: 087020A02600CO

WARRANTY DEED

26NT00874

Effective the 6th Day of May, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Steven C. McKinney, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jon Patrick Michael and Karyn M. Michael, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

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. 52 Final Plat Cobblestone Landing Phase I as shown on plat of record in Instrument # 200508220099471, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven C. McKinney, an unmarried man by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation as recorded 07/16/2007 in Book NA at Page NA as Document 20070716-0084144.

Commonly Known As: 340 Landings Way, Mount Juliet, TN 37122-7469

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 6th day of May, 2026

Steven C. McKinney

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Steven C. McKinney**, the within named bargainer 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 and official seal at office, this the 6th day of May, 2026.

Notary Public

My commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 5/6/2026 (**date of document**).

Affiant Signature

5/6/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 6th day of May, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029