Karen Johnson Davidson County
Batch# 1421679 DEEDWARR
05/18/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260518-0044227

JOHN PAGE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Morgan A. Reavis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05-10-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Mid-Star Title, LLC 2690 Memorial Blvd Ste A Murfreesboro TN 37129

File No.: 26-143S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Morgan Reavis and Kyle Batten	Iserve Residential Lending, LLC	055-13-0-101.00 and
(NAME)	(NAME)	
4900 Kilimanjaro Dr	10815 Rancho Bernardo Road, Ste 230	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	San Diego CA 92127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JONATHAN C. CLAYBORN AND LAKEESHA JACKSON CLAYBORN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MORGAN A. REAVIS, AN UNMARRIED WOMAN, AND KYLE BATTEN, AN UNMARRIED MAN, AS 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:

Land in Davidson County, Tennessee, being Lot No. 468 on the Plan of Section Five, Sherwood Forest of record in Plat Book 4660, Page 190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan C. Clayborn and Lakeesha Jackson Clayborn, husband and wife by Warranty Deed from Ann J. Brandt, a widow of record in Instrument No. 20210415-0050202 Register's Office for Davidson County, Tennessee, dated April 12, 2021 and recorded on April 15, 2021.

NotaryCam Doc ID: cdd70e39-2d81-4ee1-8675-be616b996c89

unimproved ☐
This is improved ☒ property, known as 4900 Kilimanjaro Dr, Old Hickory, TN 37138
(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.

THIS CONVEYANCE IS SUBJECT TO: Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4990, Page 72, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Subject to any and all restrictions, easements, rights of way, recorded or unrecorded in said Register's Office.

Witness our hands this 12 day of May 2026

Jonathan C Clayborn
Jonathan C. Clayborn

Lakeesha Jackson-Clayborn
Lakeesha Jackson Clayborn

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 12 day of May 2026, before me personally appeared VIA Video/ Audio communication technology, Jonathan C. Clayborn and Lakeesha Jackson Clayborn, 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.

Witness my hand and official seal on this 12 day of May 2026

Notary Public
My Commission Expires: 4/10/2029

AMY K GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY
Online Notary Public
My Commission Expires:
Apr 10, 2029

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: cdd70e39-2d81-4ee1-8675-be616b996c89

Certificate of Authenticity

I, Ashley Adams, 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 **5/12/26**.

Date

Affiant Signature

5/15/26

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **15th** day of **May**, 2026.

Jameka Braden

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

