THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454330**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $427,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2026. Notary Public My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1424008 DEEDWARR
05/21/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20260521-0046607

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Tyler Russel and Jonah Mackenzie Hamilton 8169 Boone Trace Nashville TN 37221	New Owner	Tax Parcel ID No. 126 15 0B 275.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Simmone Siner, an unmarried woman, and Laura Clark, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Tyler Russell, a single man, and Jonah Mackenzie Hamilton, a single woman, joint tenants with right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of SECTION FOUR, LEXINGTON POINT SUBDIVISION of record in Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Simmone Siner, an unmarried woman and Laura Clark, an unmarried woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20030131-0013318, in the Register's Office of Davidson County, Tennessee, dated January 28, 2003, and recorded on January 31, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, LEXINGTON POINT SUBDIVISION, as recorded in Instrument No. 20020116-0006343.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20001018-0103445 as supplemented in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754; Instrument No. 20020219-0021061 and amendment to ByLaws recorded in Instrument No. 20150220-0014706.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020729-0090372.

Charter for Lexington Point Homeowners Association, Inc., recorded as Instrument No. 20001020-0104424.

Common Open Space Deed recorded as Instrument No. 20150123-0006862.

This is improved property located at 8169 Boone Trace Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2026.

Simmone Siner

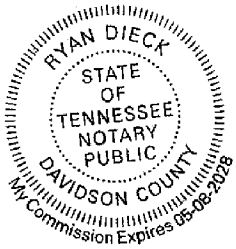
Laura Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Simmone Siner and Laura Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2026.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 21, 26 (date of document).

Jennifer Pennell

May 21, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 21, , 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal