Karen Johnson Davidson County
Batch# 1425172 DEEDWARR
05/26/2026 02:41:30 PM 5 pgs
Fees: $28.00 Taxes: $7,307.13
20260526-0047719

Name and Address of New Owner:
Tyler Serbus and Lindsey Weber
805 Azura Landing
Old Hickory, TN 37138

Send Tax Statements To:
Primis Mortgage company
5535 Currituck Drive, Suite 120
Wilmington, NC 28403

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26040487

Map and Parcel: 054-13-0B-002.00-CO

WARRANTY DEED

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, **Eric J David and Daphne G David, a married couple**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tyler Serbus, an unmarried man and Lindsey Weber, an unmarried woman, as joint tenants 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 all of Lot No. 2, on the FINAL PLAT OF RIVER OAKS MAJOR SUBDIVISION, of record in Plat Instrument No. 20141007-0092682, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric J. David and Daphne G. David, a married couple by Warranty Deed from Jeffrey William Vallett, a married man of record in Instrument No. 20220104-0001152 Register's Office for Davidson County, Tennessee, dated November 05, 2021 and recorded on January 04, 2022.

This Instrument executed on behalf of Daphne G. David ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202605260047718, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 805 Azura Landing, Old Hickory, TN 37138

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 assigns, 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.

WITNESS our hand this 22nd day of May, 2026.

Eric J David

Daphne G David by: Eric J. Davis, Attorney-in-Fact

Attorney - In - Fact

State of Tennessee

County of Rutherford

Personally appeared before me, Eric J David with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd of May, 2026.

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee

County of Rutherford

Personally appeared before me, Eric J. David, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said, Eric J. David, to me known to be the person who executed the foregoing instrument on behalf of Daphne G. David, acknowledged that she executed the same as the free act and deed of said Daphne G. David, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Daphne G. David, and appearing of record in Instrument Number 202605260047718, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and seal this 22nd of May, 2026.

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,974,900.00.

Affiant Signature

Subscribed and sworn to before me, this 22nd day of May, 2026.

Notary Public
My Commission Expires: 9-21-26

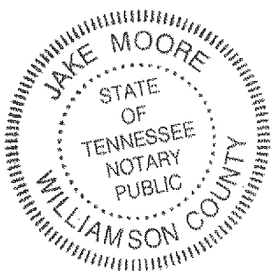


EXHIBIT "A"
TO Warranty Deed
From: Eric J. David and Daphne G. David
To: Tyler J. Serbus and Lindsey F. Weber

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

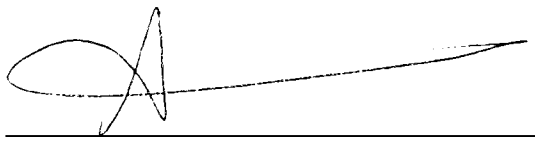
WITNESS my hand and seal at office this 22nd day of May, 2026.

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-22-2026.



Affiant Signature

5-22-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-22-2026.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal