This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $389,900.00.

Affiant

Subscribed and sworn before me this the 26th day of May, 2026.

Notary Public
My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1425574 DEEDWARR
05/27/2026 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20260527-0048156

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lolibeth Tatson 104 Albee Ct. Hermitage, TN 37076	Lender Ameris Bank 1850 Parkway Place Marietta, GA 30067	086-10-0 069.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA MARIEH ABERNATHY AND JASON MARSHALL ABERNATHY, WIFE AND HUSBAND**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LOLIBETH TATSON AND MARK SALIO-AN CAYADING, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Chapelwood, Section 2, of record in Book 5200, Page 83, Register's Office for said County.

Said Lot No. 63 fronts 150 feet on the Southerly side of Albee Court and extends back 90 feet on the Easterly line and 100 feet on the Westerly line to a deadline in the rear measuring 42.79 feet thereon.

Being the same property conveyed to Laura Marieh Abernathy and Jason Marshall Abernathy, wife and husband, by Warranty Deed from Amber Denise Garrison, a single woman, dated 9/24/2020 and recorded 9/25/2020 in Instrument No. 20200925-0110250, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 104 Albee Ct., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 26th day of May, 2026.

Laura Marieh Abernathy

Jason Marshall Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

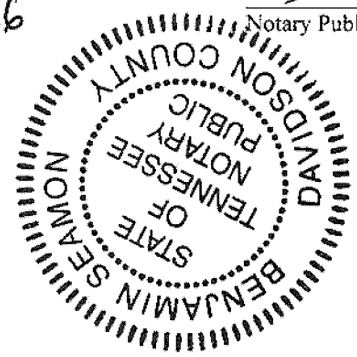
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura Marieh Abernathy and Jason Marshall Abernathy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2026.

My commission expires:

9-7-26

Notary Public



Certificate of Authenticity

I, Joshua A. Terry, 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 5/26/26.

Affiant Signature – Joshua A. Terry

5/27/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/27/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27