STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 29th day of May, 2026.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1427815 DEEDWARR
06/04/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20260604-0050367

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ronald G. Rains and Patrick Rains	SAME AS NEW OWNER	086140A242.00
(NAME)	(NAME)	
145 Thistle Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Patricia D. Clark, a single woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ronald G. Rains, an unmarried individual and Patrick Rains, an unmarried individual**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated 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 242 on the Plan of Hermitage Meadows Stage 3, of record in Plat Book 6250, Page 300, 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 Patricia D. Clark, a single woman by Warranty Deed from Larry McAdams and Glenda McAdams, husband and wife of record as Instrument No. 20181101-0108236, in the Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on November 1, 2018.

This property is __unimproved _X_improved property known as: 242 Thistle Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of May, 2026.

Patricia D. Clark by Jeffrey Scott Wilson her attorney-in-fact

Patricia D. Clark by Jeffrey Scott Wilson
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Jeffrey Scott Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Patricia D. Clark and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. __202606040050366_____ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 29th day of May, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 5-29-26.

Celia Stewart Rouse

Affiant Signature

5-29-26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 29 day of May, 2026.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY