THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17487-BW

Karen Johnson Davidson County
Batch# 1429848 DEEDWARR
06/09/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20260609-0052057

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 339,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2026.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 2/23/30

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda M. Yates	New Owner	
2741 Buena Vista Pike		070-06-0-065.00
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joshua Daniel Rabon and Jennifer Catherine Davies Rabon, Trustees of the Rabon Family Revocable Trust dated November 6, 2025**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda M. Yates, unmarried**

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:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being Lot No. 14 on the Plan of Taigan's Subdivision, of record in Plat Book 6900, Page 710, 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 Jennifer Catherine Davies, unmarried by Warranty Deed from Kathleen L. McElroy, a single woman of record in Instrument No. 20200608-0058536 Register's Office for Davidson County, Tennessee, dated June 04, 2020 and recorded on June 08, 2020.

Being the same property conveyed to Joshua Daniel Rabon and Jennifer Catherine Davies Rabon, Trustees of the Rabon Family Revocable Trust dated November 6, 2025, and any amendments thereto by Quitclaim Deed from Jennifer Catherine Davies Rabon (formerly known as Jennifer Catherine Davies), a married woman of record in Instrument No. 20251106-0088574 Register's Office for Davidson County, Tennessee, dated November 06, 2025 and recorded on November 06, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2741 Buena Vista Pike, Nashville, TN 37218**

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. 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 hands this the ____ day of _____, _____.

Rabon Family Revocable Trust dated November 6, 2025

BY: _____
Joshua Daniel Rabon, Trustee

BY: _____
Jennifer Catherine Davies Rabon, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joshua Daniel Rabon** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Rabon Family Revocable Trust,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Joshua Daniel Rabon** as such **Trustee**.

Witness my hand and official seal this the 5 day of June, 2026.

My Commission expires: 7/3/28

_____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer Catherine Davies Rabon** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Rabon Family Revocable Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jennifer Catherine Davies Rabon** as such **Trustee**.

Witness my hand and official seal this the 5th day of June, 2026.

My Commission expires: 7/3/28

_____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Kim Murray, 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 is a true and correct copy of the original document executed and authenticated according to law on 6-5-2026.

Kim Murray
Signature

Date: 6/8/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 8th day of June, 2026

Janice H. Collins
Notary Public

My commission Expires: 5/8/29

SEAL

