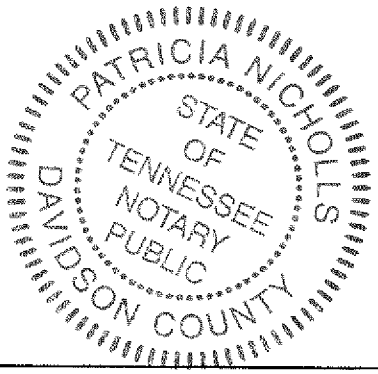
Karen Johnson Davidson County
Batch# 1429893 DEEDWARR
06/09/2026 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,539.20
20260609-0052115

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$416,000.00.**

Joseph E. Waters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/24/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 26-0067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joseph E. Waters and Francesca Waters	United Wholesale Mortgage, LLC	098-02-0-061.00
(NAME)	(NAME)	
5413 Roxborough Pt.	P.O. Box 6140	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Carol Stream, IL 60197-6140	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixteen Thousand And No/100 Dollars ($416,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HIDDEN DUNES, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH E. WATERS, A MARRIED MAN, AND FRANCESCA WATERS, A MARRIED WOMAN, AS HUSBAND AND WIFE**, 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 Lot No. 8 on the Plan of Phase II-B, Roxborough East, of record in Plat Book 7900, Page 601, 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 Hidden Dunes, GP, a Tennessee General Partnership, by Warranty Deed from Cauline Harris Cantrell, unmarried of record in Instrument No. 20250623-0048990 Register's Office for Davidson County, Tennessee, dated June 20, 2025 and recorded on June 23, 2025.

unimproved ☐
This is improved ☑ property, known as 5413 Roxborough ~~Place~~ Pt., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 my hand this 3rd day of June, 2026.

Hidden Dunes, GP

BY: _____
William L. Baugher, Jr.,
Its Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared William L. Baugher, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Agent (or other officer authorized to execute the instrument) of Hidden Dunes, GP, the within named bargainor, a partnership, and that such William L. Baugher, Jr. as such Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Agent.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of June, 2026.

_____
Notary Public

My Commission expires: 9/14/29

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 June 9, 2026.

(AFFIANT) – Karen Suggs

June 9, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me June 9, 2026.

My commission expires: 7/7/27

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public