Karen Johnson Davidson County
Batch# 1432544 DEEDWARR
06/10/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20260610-0052813

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $479,000.00. Carmen Coates Affiant Subscribed and sworn to before me, this the 5th day of June, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth Sayle Duggins and Tyler Mynatt	Plains Commerce Bank	051-02-0-021.00
500 Vantrease Road	3905 West 49th Street 2nd Floor	
Nashville, TN 37115	Sioux Falls, SD 57106	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KANDICE D. MCCOLLUM, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH SAYLE DUGGINS AND TYLER MYNATT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, described as follows; to wit:

A lot or parcel of land in the Davidson County, Tennessee, and more particularly described according to a survey made by Harvey Coe, dated 10/18/66, as follows; to wit: Beginning at an iron pin at the Southeast corner of Vantrease Road (formerly Marthonna Road South) and Graycroft Road; thence with the Easterly margin of Graycroft Road, South 5 degrees 49 minutes West 210.1 feet to an iron pin; thence South 86 degrees 02 minutes East 144.12 feet to an iron pin; thence North 4 degrees 13 minutes East 210 feet to an iron pin in the Southerly margin of Vantrease Road; thence, with said Road, North 86 degrees 02 minutes West 138.25 feet to the beginning.

Being the same property conveyed to Kandice D. McCollum, unmarried by Warranty Deed from MIchael R. Metcalf and Suzanne G. Metcalf, husband and wife of record in Instrument No. 20211215-0165868 Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on December 15, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 500 Vantrease Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of June, 2026.

Kandice D. McCollum

Kandice D. McCollum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kandice D. McCollum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission
Expires On
11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 8. 2026

Affiant Signature

10th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028