Karen Johnson Davidson County
Batch# 1432560 DEEDWARR
06/10/2026 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260610-0052831

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2026.

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

04-NSH26-11063

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nancy Garduno 5917 Banning Circle Antioch, TN 37013	NEW OWNER	183-05-0A-315-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hayden Keith Fox**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nancy Garduno, an Unmarried Woman,** hereinafter called the Grantees, their successors 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:

Land in Davidson County, Tennessee, being Lot No. 503 on the Plan of October Woods, Phase Four, Section Seven B, a Planned Unit Development, of record in Plat at Instrument No. 200009070088378, 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 Hayden Keith Fox, unmarried by Warranty Deed from Christy Duncan, Executrix of the Estate of Peggy Johnson of record as Instrument No. 20230927-0076000, in the Register's Office for Davidson County, Tennessee, dated September 22, 2023 and recorded on September 27, 2023.

Parcel No.: 183 05 0A 315.00
Being also known as: 5917 Banning Circle, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5917 Banning Circle , Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 20th day of May, 2026

Hayden Keith Fox

Hayden Keith Fox

STATE OF TENNESSEE

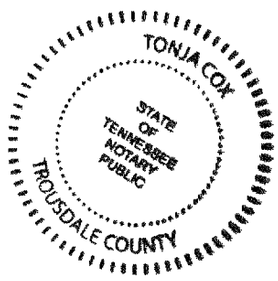
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hayden Keith Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 20th day of May, 2026.

Notary Public

My Commission Expires: 2/29/28



CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 20th day of May, 2026.

Blake Harris Reynolds
Date: 5/20/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of May, 2026.

Notary Public
My Commission Expires: 8/15/27

