Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

# WARRANTY DEED

Karen Johnson
Batch # 1432955
06/12/2026 09:23:52 AM
Fees: $18.00 Taxes: $1,820.40

Davidson County
DEEDWARR
3 pgs

20260612-0053365

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00.

RLL M. RH
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-245

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Rachel Morgan Rentfro and Cameron Duroe | Same as new owner | 043 05 0 187.00 |
| (NAME) 298 Garner Avenue | (NAME) | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark Simonton, Jr. and Brittan Allison, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Rachel Morgan Rentfro, a single person, and Cameron Duroe, a single person, as joint tenants with right of survivorship** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 298 Garner Avenue, Madison, TN 37115.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors executed this Warranty Deed the 10th day of June, 2026.

**GRANTORS:**

**Mark Simonton, Jr.**

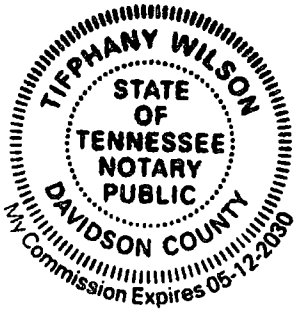
**Brittan Allison**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Mark Simonton, Jr. and Brittan Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 10th day of June, 2026.




Notary Public

My Commission Expires: 5/12/30

## EXHIBIT "A"

## DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 39 and the East one-half of Lot No. 40, of Block "B", on the Map of Overlook Estates, as of record in Book 843, Page 105, in the Register's Office for said County.

Said Lot and said part of lot adjoin and front together 75 feet on the South side of Garner Street and run back between lines 148.6 feet on the East line of Lot No. 39 and 147 feet, more or less, on the West line of part of Lot No. 40, to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Mark Simonton, Jr. and Brittan Allison, husband and wife, by Warranty Deed from Matthew G. Eden, unmarried, of record in Instrument No. 20220804-0089029, in the Register's Office of Davidson County, Tennessee, dated August 03, 2022 and recorded on August 04, 2022.