Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

file# NAS-26-2778

Karen Johnson Davidson County
Batch# 1436511 DEEDWARR
06/22/2026 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20260622-0055941

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1655-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Madison Finn and Forrest Finn	Legacy Home Loans, LLC DBA Steadfast Mortgage	162 05 0 079.00
(NAME) 5340 Eulala Drive	(NAME) 408 Highway 76	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Nine Thousand And No/100 Dollars ($449,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAN WEISS, AN UNMARRIED WOMAN AND AMELIA WEISS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADISON FINN AND FORREST FINN, WIFE AND HUSBAND,** 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:

That 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. 166 on the Plan of Section 1, Hickory Valley Subdivision of record in Plat Book 4175, Page 75, 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 to Jan Weiss, an unmarried woman and Amelia Weiss, an unmarried woman, as tenants in common with right of survivorship, by Deed from Jan Weiss, an unmarried woman, dated

01/21/2021 and recorded on 01/25/2021, of record in Instrument No. 20210125-0010223, in the Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 5340 Eulala Drive, NASHVILLE, TN 37211

(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 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 18th day of June, 2026.

Jan Weiss

Amelia Weiss

State of Tennessee
County of Davidson

On this 18th day of June, 2026, before me personally appeared Jan Weiss and Amelia Weiss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 18th day of June, 2026.

Notary Public

My Commission Expires: 1-4-27



Certificate of Authenticity

I, Leslie Hayes, 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 6/18/2026.

Date

Affiant Signature

6/18/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of June, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)