This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9245-AJ

Karen Johnson Davidson County
Batch# 1437058 DEEDWARR
06/23/2026 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260623-0056226

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2026.

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 11/15/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevonte Jamaal Poole and Alexus Poole 4208 Chesney Glen Dr Hermitage, TN 37076	New Owners	087 01 0A 003.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James A. Hatcher, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Kevonte Jamaal Poole and Alexus Poole, a married couple** (individually and/or collectively, "Grantee"), 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. 3 on the Plan of CHESNEY GLEN, SECTION 1A, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, page 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James A. Hatcher, a single man by Quitclaim Deed from Marissa L. Hatcher, a single peson, of record in Instrument No. _20260623005622 5__, in the Register's Office of Davidson County, Tennessee, dated June 5, 2026, and recorded on June _23_, 2026.

Being the same property conveyed to James A. Hatcher, Married, by Warranty Deed from Tina M. Jones and husband, Allen D. Jones, of record in Instrument No. 20030304-0028329, in the Register's Office of Davidson County, Tennessee, dated October 31, 2002, and recorded on March 04, 2003. See Divorce Decree in Case No. 2019-DM-156, in Sumner County, Tennessee.

This is improved property located at: **4208 Chesney Glen Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2026.

GRANTOR:

6/15/26

James A. Hatcher

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Hatcher, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of June, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Certificate of Authenticity

I, Joshua A. Terry, 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 6/15/26.

Affiant Signature – Joshua A. Terry

6/17/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/17/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON