MAGNOLIA
TITLE & ESCROW

1526 Hunt Club Blvd, Unit 510
Gallatin, TN 37066

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1437697 DEEDWARR
06/24/2026 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20260624-0057137

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/2/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jeremiah Lundquist and Larissa Lundquist, Tenancy by the Entirety		42-4-D-3
(NAME)	(NAME)	
119 East Campbell Road, Unit B		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260797

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Brady Warner, III and Ashley Warner** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jeremiah Lundquist and Larissa Lundquist, Tenancy by the Entirety**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 119B on the Declaration for Homes at East Campbell Road of record in Inst. No. 20240430-0031242, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to John Brady Warner III and Ashley Warner, married, by Warranty Deed from XE Development Company, LLC, a Tennessee limited liability company, dated 04/26/2024 and filed of record in Inst. No. 20240430-0031235 and corrected in Inst. No. 20240611-0043783, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Inst. No. 20240430-0031242, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 119 East Campbell Road, Unit B, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of June, 2026

John Brady Warner, III

Ashley Warner by JBW Attorney in Fact
Ashley Warner, By John Warner, III, Attorney in Fact

STATE OF Tennessee)
County OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Brady Warner, III the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th of June, 2026.

KIM DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 23, 2027
COUNTY OF ROBERTSON

Notary Public
My Commission Expires:

STATE OF Tennessee)
County OF ROBERTSON)

Before me personally appeared John Warner, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ashley Warner, and who acknowledged that he/she executed the same as the free act and deed of Ashley Warner.

Witness my hand, at office, this 19th of June, 2026.

KIM DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 23, 2027
COUNTY OF ROBERTSON

Notary Public
My Commission Expires:

Certificate of Authenticity

I, Christina Higgins, 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 6/19/2026.

Date

Affiant Signature

6/19/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029