Karen Johnson Davidson County
Batch# 1438346 DEEDWARR
06/25/2026 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260625-0057700

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PARKWAY, STE. 1560
MURFREESBORO, TN 37129
VT260500037

WARRANTY DEED

LESLIE TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: February 17, 2030

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carson McKae Black and **Ashli Elizabeth Black** **3016 Runabout Drive** **Nashville, TN 37217**	New owner	**136-14-0-100.00**

FOR AND IN 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, WE,

Kandria James and Matthew Dierolf, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carson McKae Black and Ashli Elizabeth Black, Husband and Wife

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:

LAND in Davidson County, Tennessee, being all of Lot No. 67, Section One, Harbour Town Village, according to survey and plat of same appearing of record in Plat Book 4675, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Kandria James and Matthew Dierolf, wife and husband, by Warranty Deed from William Scott Collier, unmarried, dated 11/15/2024 and recorded 11/22/2024 in Instrument No. 20241122-0091570; and the same property previously conveyed to William Scott Collier, unmarried, by Warranty Deed from Maria Cortez, a married woman, dated 9/19/2018 and recorded 9/21/2018 in Instrument No. 20180921-0093808, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3016 Runabout Drive, Nashville, TN 37217**
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 24th day of June, 2026.

Kandria James

Matthew Dierolf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kandria James and Matthew Dierolf the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2026.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

WD

True Copy Certification

I, Leslie Tate, 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 the 24 day of June, 2026.

Affiant Signature

6/25/26

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 25 day of June, 2026.

Notary's Signature

My Commission Expires: November 17, 2029

Notary' Seal (if on paper)

GRACE TANT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY