Karen Johnson Davidson County
Batch# 1438622 DEEDWARR
06/26/2026 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20260626-0058096

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-9403-SS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2026.

Notary Public
My Commission Expires: 11-2-26

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Elizabeth Doherty 428 High Point Terrace Brentwood, TN 37027	New Owner	181 10 0D 037.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Craig Candage and Jessica Candage, Trustees of The Ciggy Stardust Trust** (individually and/or collectively, "Grantor"), transfer and convey unto **Mary Elizabeth Doherty, a single person** (individually and 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. 37, Final Plat, SECTION TWO, JACKSON VALLEY SUBDIVISION, according to survey and plat of the same appearing of record in Instrument No. 20071012-0121332, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to The Ciggy Stardust Trust, by Quitclaim Deed from Craig Candage and Jessica Candage, Husband and Wife, of record in Instrument No. 20231027-0084158, in the Register's Office of Davidson County, Tennessee, dated September 05, 2023 and recorded on October 27, 2023.

Being the same property conveyed to Craig Candage and Jessica Candage, Husband and Wife, by Warranty Deed from Kenneth Willoughby and Pamela Willoughby, Husband and Wife, of record in Instrument No. 20211207-0162066, in the Register's Office of Davidson County, Tennessee, dated November 29, 2021 and recorded on December 07, 2021.

This is unimproved property located at: **428 High Point Terrace, Brentwood, TN 37027.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 18th day of June, 2026.

GRANTOR:

The Ciggy Stardust Trust

By: _____
Craig Candage, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig Candage, Trustee of The Ciggy Stardust Trust, 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 18th day of June, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

CHAD SEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF AUTHENTICATED
My Commission Expires Nov. 17, 2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2026.

GRANTOR:

The Ciggy Stardust Trust

By: Jessica Cunningham Candage

Jessica Cunningham Candage, Trustee

STATE OF Florida
COUNTY OF St. Lucie

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica Cunningham Candage, Trustee of The Ciggy Stardust Trust, 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 17th day of June, 2026.

MARGARET ARRAIZ
Notary Public - State of Florida
Commission # HH 795529
Expires on June 7, 2030

Notary Public Margaret Arraiz

My Commission Expires: 06/07/2030

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **6/18/26** (date of document).

Affiant Signature

6/18/26

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY