Karen Johnson Davidson County
Batch# 1440465 DEEDWARR
06/30/2026 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260630-0058932

# WARRANTY DEED

JULIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
MY COMMISSION EXPIRES 02/02/30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Golden Dog Title & Trust
2550 Meridian Blvd,, Suite 300, Franklin, TN 37067

File No.: RFRA26-0199-S

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Kathy A. Moss | New Owner | 188-10-0A-404.00CO |
| (NAME) | (NAME) | |
| 2030 Cavell Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville TN 37135 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PAMELA LAUREN JACKSON, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHY A. MOSS,** HEREINAFTER CALLED THE GRANTEE, 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 more fully described as follows:

Being Lot 404, Phase 10, Section 1B, Carothers Crossing, as shown on plat of record in Instrument Number 20230206-0008526, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said land.

Being the same property conveyed to Pamela Lauren Jackson, an unmarried person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230919-0073303, dated September 15, 2023, and recorded September 19, 2023, Register's Office for Davidson County, Tennessee.

Emily Atkinson, wife of Pamela Lauren Jackson hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

unimproved ☐
This is improved ☑ property, known as 2030 Cavell Lane, Nolensville, TN 37135
(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 GRANTEE, her heirs and assigns forever; and 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 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, her 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 26th day of June, 2026.

Pamela Lauren Jackson

Emily Atkinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

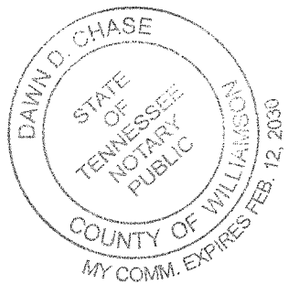
I, the authorized undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Pamela Lauren Jackson and Emily Atkinson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th of June, 2026.

Notary Public

My Commission Expires:

(SEAL)



## TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **Jared M Hood,** do hereby make oath that I am 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 June 26, 2026.

June 26, 2026
Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 26th day of June, 2026.

Notary Signature
My Commission Expires:

