WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/07/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 9·16·2029
Karen Johnson Davidson County Batch# 1443234 DEEDWARR 07/08/2026 10:37:30 AM 3 pgs Fees: $18.00 Taxes: $1,202.50 20260708-0061518	

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 8572-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Cynthia Anne Vangell		142-05-0C-012.00-CO
1044 Todd Preis Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mary E. Fant, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia Anne Vangell, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. X-402, together with the carport designated No. X-402-C on the Plan of Amended Plat, Phase One, Section Four, River Plantation Condominium Apartments, of record in Plat Book 4860, Pages 107, 108 & 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and as further described in Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument Number 20050128-0010626 and Instrument Number 20050602-0062760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John E. Fant and wife, Mary E. Fant by Warranty Deed from Richard Reynolds and wife, Margaret Reynolds of record in Instrument No. 20160830-0090842 Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 30, 2016. John E. Fant having since died September 19, 2019, leaving sole ownership to Mary E. Fant as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1044 Todd Preis Drive Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on July 7, 2026.

Mary E. Fant by John B. Fant
her Attorney in fact
Mary E. Fant by John B. Fant, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John B. Fant,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Mary E. Fant, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Mary E. Fant, and is authorized by Mary E. Fant to execute this instrument on her behalf.

Witness my hand and official seal, this July 7, 2026.

Lynae Wilder
Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 8572-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 7, 26 (date of document).

Jennifer Pennell

July 7, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 7, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal