WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443907 DEEDWARR
07/10/2026 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,983.20
20260710-0062431

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $536,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kenna McConnell and James Logan Todd	NewRez LLC	Parcel ID: 072 03 0 109.00
(NAME) 1124 McChesney Ave.	(NAME) 1100 Virginia Dr Ste 125	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Fort Washington, PA 19034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Samuel Taggart. a married man,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenna McConnell and James Logan Todd, wife and husband**, 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 the westerly 50 feet of Lot No. 182, as shown on the map entitled Map of Inglewood Place, of record in Plat Book 332, page 101, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel Taggart, unmarried from Elizabeth S. Kaiser and Michael K. Kaiser, husband and wife as joint tenants with right of survivorship by Warranty Deed dated June 30, 2016 and recorded on July 6, 2016 in Instrument No. 20160706-0069046, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

MARY AMANDA CAPERS joins in the execution of this deed by virture of marriage to Samuel Taggart.

unimproved ☐
This is improved ☒ property, known as 1124 McChesney Ave., Nashville, TN 37216

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 6 day of July, 2026

Samuel Taggart

Mary Amanda Capers

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Samuel Taggart and Mary Amanda Capers, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2026.

Notary Public

My Commission Expires: 12/05/2033

(SEAL)

VICKI JENKINS
MY COMMISSION EXPIRES
NOTARY PUBLIC
DECEMBER 05, 2033
SOUTH CAROLINA

Certificate of Authenticity

I, Lacey Chumley, 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 6, 2026.

Date

Lacey Chumley

Affiant Signature

July 10, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of July, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON