Karen Johnson Davidson County
Batch # 1444012 DEEDWARR
07/10/2026 03:05:54 PM 2 pgs
Fees: $13.00 Taxes: $1,716.80
20260710-0062549

Prepared by ~~and return to:~~

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ON-26-2150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $464,000.00.

Affiant

Subscribed and sworn to before me this 7th day of July, 2026.

Notary Public
My Commission Expires: 5/6/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.: 2026-1392

Address of New Owner:	Send Tax Bills to:	Tax Information:
J'Nae Fincannon	New Owner	
5516 Clovercrest Dr Brentwood, TN 37027		173-11-0A-087.00-CO

WARRANTY DEED

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

Jessica Ward and Edgar Ward, wife and husband

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

J'Nae Fincannon, a single person

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Stanford Village, Section Three of record in Plat at Instrument No. 20011217-0139079, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Danielle Reeves, unmarried by Warranty Deed from Stephen A. Cash, unmarried of record in Instrument No. 20180622-0060391 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 22, 2018.

Being the same property conveyed to Edgar Ward and Jessica Ward, husband and wife, as joint tenants by Warranty Deed from Danielle Reeves, unmarried of record in Instrument No. 20240613-0044401 Register's Office for Davidson County, Tennessee, dated June 13, 2024 and recorded on June 13, 2024.

This conveyance is subject to any and all restrictions and easements of record.

This is __√__ improved _____unimproved property and the address of the herein described property is believed to be 2150 Blake Dr, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hands this 7th day of July, 2026.

Jessica Ward

Jessica Ward

Edgar Ward

Edgar Ward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of July, 2026, before me personally appeared Jessica Ward and Edgar Ward, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of July, 2026.

Notary Signature
My commission expires: 1/17/2027

