This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1448169 DEEDWARR
07/17/2026 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260717-0064758

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $285,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14 Day of July, 26.

Notary Public

My Commission expires 12, 26, 2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Rashonda Ray
2307 Farrington Pl
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 163070A09900CO

WARRANTY DEED
26NT01318

Effective the 14 Day of July, 26 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michael Jared Kazimar, a single man

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

Rashonda Ray an unmarried person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080312-0025065, as revised in Instrument No. 20080603-0056596, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Jared Kazimar, a single man from Brian G. Jones, married, by Warranty Deed dated 09/16/2016 and recorded 09/22/2016 in Instrument No. 20160922-0100083, Register's Office of said County.

This is an improved property commonly known as: 2307 Farrington Place, Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

TN, Davidson

Witness our hands this the _____ day of _____, _____

07/14/2026 09:14 AM CDT

Michael Jared Kazimar

State of _____)
County of _____) TN, Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Jared Kazimar** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 07/14/2026 09:21 AM CDT

Notary Public

My Commission expires: _____/_____/_____

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Justin Foster 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 7-14-26 (date of document).

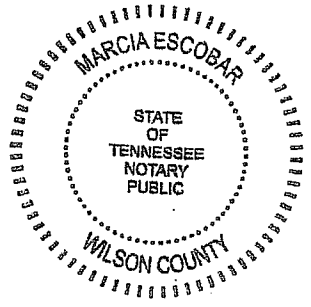
Affiant Signature

7-14-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of July, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027