Karen Johnson Davidson County
Batch# 1448886 DEEDWARR
07/17/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260717-0064976

WARRANTY DEED

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2026

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Katona and Andrew Katona	New Owner	131-03-1-M-001.00 CO
(NAME)	(NAME)	
4108A Lone Oak Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Kevin Maddox and Stacey Ann Maddox, Husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Katona and Andrew Katona, 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 Unit A of Glendale Commons III, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Commons III, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140402-0027134, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the units, property, co-owners and tenants of Glendale Commons III, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140402-0027134, and Bylaws appended thereto as Exhibit "C", said Register's Office, as incorporated here by reference and made a part here of the same as thought copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael Kevin Maddox and Stacey Ann Maddox, husband and wife, by Warranty Deed dated March 4, 2022, from Michael Tompkins and Kayla Tompkins, husband and wife, of record in Instrument No. 20220316-0030793, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4108A Lone Oak Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Unit A of Glendale Commons III, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Commons III, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140402-0027134, Register's Office for Davidson County, Tennessee, to

which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the units, property, co-owners and tenants of Glendale Commons III, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140402-0027134, and Bylaws appended thereto as Exhibit "C", said Register's Office, as incorporated here by reference and made a part here of the same as thought copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael Kevin Maddox and Stacey Ann Maddox, husband and wife, by Warranty Deed dated March 4, 2022, from Michael Tompkins and Kayla Tompkins, husband and wife, of record in Instrument No. 20220316-0030793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1130, page 30 and Instrument No. 20140402-0027134; restrictions of record in Instrument No. 20140402-0027134; all of record in the Register's Office for **Davidson** County, Tennessee.

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 15th day of July, 2026.

Michael Kevin Maddox

Stacey Ann Maddox

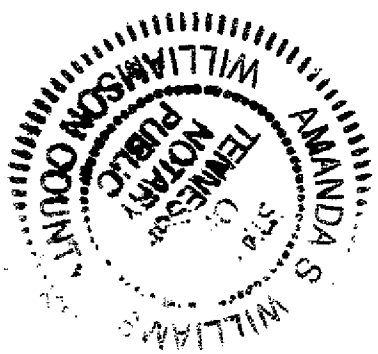
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael Kevin Maddox and Stacey Ann Maddox, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin (City), Tennessee (State), this 15th day of July, 2026.

Notary Public
My Commission Expires: 10.29.28

File No.: 40235



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 7/15/26 (date of document).

Michelle W Kendig
Affiant Signature

7/15/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15TH day of July, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

