NEW OWNER:
JAMES YERKES
409 SCOTTS CREEK TRAIL
HERMITAGE, TN 37076

SEND TAX BILLS TO:
FLAT BRANCH MORTGAGE, INC.
204 CORPORATE LAKE DRIVE
COLUMBIA, MO 65203

Map & Parcel No: 075120A11600

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-1148

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1451671 DEEDWARR
07/27/2026 08:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,196.95
20260727-0067887

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Three Thousand Five Hundred and 00/100 Dollars ($323,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT WILLIAMS and EVOLUTION INTERACTIVE, LLC, a Tennessee limited liability company,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES YERKES, a single person,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 84, on the Plan of Section Three, Phase I, Greer Meadows at Cedar Creek, Residential P.U.D., of record in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ROBERT WILLIAMS and EVOLUTION INTERACTIVE, LLC, by Warranty Deed from Luisa M. Calle and David H. Campo, wife and husband, dated September 30, 2015, and of record in Instrument No. 20151006-0101559, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **409 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20010920-0101748, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 23rd day of July, 2026.

ROBERT WILLIAMS

EVOLUTION INTERACTIVE, LLC

BY: C. ROY PAYNE, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT WILLIAMS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of July, 2026.

NOTARY PUBLIC

My commission expires:

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JUNE 03, 2026

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **C. ROY PAYNE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **HE** is **SOLE MEMBER** of **EVOLUTION INTERACTIVE, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office this ~~23rd day of July~~, 2026.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2029

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The actual consideration or value, whichever is greater, for this transfer is **$323,500.00.**

AFFIANT

Sworn to and subscribed to before me this 23 day of July, 2026.

NOTARY PUBLIC

My commission expires: 4/22/2029 Crystal Johnson State of Tennessee Notary Public Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 1/23/2026 (date of document).

Affiant Signature

7/24/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 24 day of July, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County