Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $408,900.00.

Affiant

Karen Johnson Davidson County
Batch # 1451725 DEEDWARR
07/27/2026 10:18:24 AM 2 pgs
Fees: $13.00 Taxes: $1,512.93

20260727-0067963

Subscribed and sworn before me this the 24th day of July, 2026.

Notary Public
My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Mondak 1156 Alcove Way Antioch, TN 37013	New Owner	164-07-0B 018.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan Mondak and Emma Campbell, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Providence Arbours, Final Plat of record in Instrument No. 20220708-0078998, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company, by deed dated 04/12/2024, from Progressive Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240415-0026732, Register's Office for said County.

Also being a portion of the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, by deed dated 08/29/2023, from Midtown Realty, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230830-0067835, Register's Office for said County.

Also being a portion of the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company, by deed dated 06/15/2023, from Progressive Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230616-0045980, Register's Office for said County.

Also being a portion of the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, by deed dated 12/04/2017, from William Bradley Kincaid, III, and wife, Kristin Crawford Kincaid of record in Instrument No. 20171205-0124096, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1156 Alcove Way, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23rd day of July, 2026.

Midtown Realty, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Himself to be the Member of the within named bargainor, a LLC, and that He, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such Member.

Witness my hand and official seal this 23rd day of July, 2026.

My commission expires:

7/17/28

_____
Notary Public

