WARRANTY DEED

File #26-272

Karen Johnson Davidson County
Batch# 1451753 DEEDWARR
07/27/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.72
20260727-0068001

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2026

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Lynn McAllister STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara M. Bliss	Xpert Home Lending, Inc	161-06-0A-206.00-CO
(NAME) 1367 Crown Point Pl	(NAME) 100 highpoint Park Way Ste	202
(ADDRESS) Nashville, TN 37211	(ADDRESS) Braselton, GA 30517	
(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, I, **Jessica Hocking, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara M. Bliss, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 No. 206 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A - I" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jessica Hocking, a single woman by Warranty Deed from Elizabeth Jan Sharpe and Aaron Dwayne Spraggs, wife and husband of record in Instrument No. 20230530-0040581 Register's Office for Davidson County, Tennessee, dated May 26, 2023 and recorded on May 30, 2023. David Rowe, spouse of Jessica Hocking, joins in the execution of this instrument for the purpose of quitclaiming and conveying to Grantee all right, title and interest he may have in and to the above described property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All general utility, sewer and drainage easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1367 Crown Point Pl, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 21 day of July, 2026.

Jessica Hocking

David Rowe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of July, 2026, before me personally appeared Jessica Hocking, 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 21 day of July, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2026, before me personally appeared David Rowe, 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 15th day of July, 2026.

Notary Signature
My commission expires: 1/30/29

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Ryan Rafoth, 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

July 21, 2026
Date

Affiant Signature

7/21/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 21th day of July, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY