STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2026.

Notary Public
MY COMMISSION EXPIRES: 10/4/27
File No. G26-25879

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1452047 DEEDWARR
07/28/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260728-0068436

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shannon Kaplan and Joshua Wade McCauley (NAME) 608 Burgundy Drive (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	Renasant Bank (NAME) 2001 Park Place, STE 150 (STREET ADDRESS) Birmingham, AL 35203 (CITY) (STATE) (ZIP)	042 14 0 026.00

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Estate of Anna W. Ross, by Luanne Boese, Executrix**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Kaplan and Joshua Wade McCauley, 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 lot number 86, on the plan of Sherry Heights, Section 3, as of record in Book 2331, pages 126 and 127, Register's Office for said County.

Said lot number 86 fronts 126.3 feet on the northerly side of Burgundy Drive and extends back 301 feet on the easterly line, and 324 feet on the westerly line to a dead line which is a broken line measuring 138.3 feet, thereon.

Being the same property conveyed to George U. Ross Jr., and wife Anna W. Ross, by Warranty Deed from Paul W. Gallagher and wife, Irma L. Gallagher, of record in Book 4021, Page 45, in the Register's Office of Davidson County, Tennessee, dated May 26, 1966, and recorded on May 27, 1966. The said George U. Ross Jr., died on December 05, 1998 vesting Anna W. Ross as surviving tenant by the entirety. The said Anna W. Ross having since died testate on April 07, 2026 and in her Last Will and Testament of record in the Davidson County Circuit Court, Case Number 26P829, Luanne Boese was named Executrix for her estate. The last Will and Testament of Anna W. Ross provides that all real estate owned by the decedent at time of death is to be treated as personal property and shall be subject to the control of the Executrix.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 608 Burgundy Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 22nd day of July, 2026.

Estate of Anna W. Ross

By: Luanne Boese, Executrix
Luanne Boese, Executrix

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Luanne Boese, Executrix of Estate of Anna W. Ross, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of July, 2026.

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES NOVEMBER 27, 2027

True Copy Certification

I, **Jodi Jackson,** 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 this the 22 day of July, 2026.

Affiant Signature
Date 7/22/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027