WARRANTY DEED

Karen Johnson Davidson County
Batch# 1452187 DEEDWARR
07/28/2026 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,533.65
20260728-0068631

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,500.00

Alexandrea Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: 11-21-2027 (AFFIX SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandrea Howard, and Jayvion Kennedy	New Owners	
(NAME)	(NAME)	
745 Windsor Trace		026-06-0-11900
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **Jill M. Fitcheard, an unmarried person**, HEREINAFTER CALLED THE GRANTOR(S), **HAS** BARGAINED AND SOLD, AND BY THESE PRESENTS **DOES** TRANSFER AND CONVEY UNTO **Alexandrea Howard, and Jayvion Kennedy, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEE, 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 NO. 348 ON THE PLAN OF SUBDIVISION OF WINDSOR GREEN, PHASE 11, SECTION II OF RECORD IN PLAT BOOK 6900, PAGE 845, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Jill Marie Fitcheard-Verge and Joey Monteze Verge to Jill M. Fitcheard, an unmarried person by deed dated 06/10/2024 and recorded on 06/12/2024 as Instrument Number 20240612-0043945 in the Official Records of the Davidson County Register of Deeds.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 745 Windsor Tree, Goodlettsville, TN 37072

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 my hand this 16th day of July, 2026.

Jill M. Fitcheard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of July, 2026, before me personally appeared Jill M. Fitcheard, 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 16 day of July, 2026.

Notary Signature
My commission expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A Mason, 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 7/16/26.

Holly A Mason
Affiant Signature

7/16/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 16 day of July, 2026

Notary's Signature (Notary Seal)

