Karen Johnson Davidson County
Batch# 1452517 DEEDWARR
07/29/2026 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260729-0069817

THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Address New Owner and Send Tax Bills To:
Denise Diane Rains and James Dean Rains, Trustees of the
Rains Trust Dated July 21, 2026
4548 Xavier Dr
Antioch, TN 37013

Map-Parcel Number: 148-081312DU23412

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Denise Rains, an unmarried woman, who took title with her late husband, J. Gordon Rains, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Denise Diane Rains and James Dean Rains as Trustees of the Rains Trust Dated July 21, 2026, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 107 on the plan of Oakwood Terrace, Section 2 of record in Book 4460, pages 118 and 119, Register's Office for Davidson County and being described as follows:

Said Lot No. 107 fronts 65.0 feet on the northerly margin of Xavier Drive and extends back 130.04 feet on the easterly line and 130.0 feet on the westerly line to a dead line in the rear on which it measures 67.0 feet thereon.

Being the same property conveyed to Danny L. Keltner and wife, Linda P. Keltner by deed from Larry H. Ferguson and wife Brenda F. Ferguson of record in Book 5064, page 76, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to J. Gordon Rains and wife, Denise Rains, by Warranty Deed from Danny L. Keltner and wife, Linda P. Keltner, of record in Book 8641, Pages 756- 758, Register's Office for Davidson County, Tennessee, dated May 29, 1992 and recorded on June 3, 1992.

On August 19, 2005, a Quitclaim Deed was filed to quitclaim the property to Denise Rains due to the death of J. Gordon Rains.

Subject to restrictions of record in Book 4650, page 995 and Book 4689, page 376 said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property known as: 4548 Xavier Dr, Antioch, TN 37013.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTOR'S PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 21st day of July, 2026.

GRANTOR:

Denise Rains

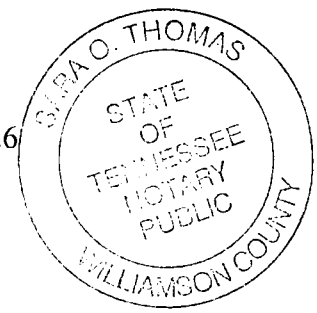
Denise Rains

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Denise Rains, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 21st day of July, 2026.

Sara O. Thomas, NOTARY PUBLIC
My Commission Expires: September 28, 2026



OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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.

Sara Thomas
Attorney at Law

July 21, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS ~~my hand~~ and seal, this 21 day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 10/20/29

KODI STEVEN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 20, 2029