This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25979-DJ

Karen Johnson Davidson County
Batch# 1453017 DEEDWARR
07/31/2026 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $5,694.30
20260731-0070865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,539,000.00

Kevin Dane Blanchar

Affiant

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 29th day of July, 2026.

C. M. Corriveau

Notary Public
My Commission Expires: 1/22/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Dane Blanchar Michael Scott Dugas 902 Marengo Lane Nashville, TN 37204	United American Mortgage Corporation 3198 Airport Loop Drive, Ste. F Costa Mesa, CA 92626	118-10-0-041

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Aaron Ammon, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kevin Dane Blanchard and Michael Scott Dugas, a married couple**, hereinafter called the Grantee(s), 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(s) 26, as shown on the map entitled Map of SUTTON HILL SECTION OF MARENGO PARK, of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aaron Ammon, by Warranty Deed from William A. Paddock and Reaghan R. Paddock, husband and wife, of record in Instrument No. 20240610-0043038, in the Register's Office of Davidson County, Tennessee, dated June 05, 2024 and recorded on June 10, 2024.

Megan Ammon hereby joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise

This is improved property located at: **902 Marengo Lane, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2026.

GRANTOR:

Aaron Ammon

Megan Ammon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aaron Ammon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2026.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Megan Ammon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28 day of July, 2026.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

I, Kirsten Virden, 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 7.29.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 7.29.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

