Karen Johnson Davidson County
Batch# 1455881 DEEDWARR
08/05/2026 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260805-0072060

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-3131

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of July, 2026

Notary Public

Commission Expires: 02/10/2030

RINI FARRELL SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 02-10-2030

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ashley E. Berry and Cornelis Peter Swinkels 2132 Riverway Drive Old Hickory, TN 37138	NEW OWNERS	053-06-0A-095.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Carter L. Loftis and Lindsay P. Loftis, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley E. Berry, an unmarried woman, and Cornelis Peter Swinkels, an unmarried man

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 95, as shown on the map entitled Revision to Lots 95 through 99, Phase One, Waterford, of record in Book 8250, Page 217, 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 Carter L. Loftis and Lindsay P. Joscelyn, both unmarried, as tenants in common with the right of survivorship by Warranty Deed from Deborah R. Alexander, unmarried of record in Instrument No. 20190620-0059524 Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on

June 20, 2019. The said Carter L. Loftis and Lindsay P. Joscelyn now married and known as Carter L. Loftis and Lindsay P. Loftis, husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2132 Riverway Drive, Old Hickory, TN 37138

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 so 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.

Dated this the 30th day of July, 2026.

Carter L. Loftis

Lindsay P. Loftis

STATE OF TENNESSEE
COUNTY OF Wilson

On this 30th day of July, 2026, before me personally appeared Carter L. Loftis and Lindsay P. Loftis, 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 30th day of July, 2026.

Notary Signature
My commission expires: 1/29/28

JOELLYN A FIRST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/29/2028
WILSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 30, July 2026.

Custodian's Signature — 07/31/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 31 day of July 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY