WARRANTY DEED

Karen Johnson Davidson County
Batch# 1459189 DEEDWARR
08/13/2026 09:23:30 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40
20260813-0075099

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $312,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF AUGUST, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/30/29

LISA S. ALLARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3686LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Denver Duff Ramsey	Texana Bank, N.A.	
1712 Shorecrest Point	1680 Keller Parkway	
Whites Creek, TN 37189	Keller TX 76248	049 12 0A 008.00

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 HEREBY ACKNOWLEDGED, WE, **CALEB W. LANDMARK AND STEPHANIE MICHELLE LANDMARK*, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENVER DUFF RAMSEY, A MARRIED 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:

Situated and being in the 2nd Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Prestwick Place, "Cluster Lot Subdivision", as shown on plat of record in Instrument No. 20040723-0088164, as corrected by Affidavit recorded in Instrument No. 20040922-0113905, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Caleb W. Landmark, an unmarried man*, by Warranty Deed from Johanna Redo, an unmarried woman, dated October 5, 2016, and recorded October 10, 2016, of record in Instrument No. 20161010-0106756, in the Register's Office for Davidson County, Tennessee.

* Stephanie Michelle Landmark, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interest in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No. 20040723-0088164, corrected by Affidavit recorded in Instrument No. 20040922-0113905, of the Public Records of Davidson County, Tennessee. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Instrument No. 20040831-0104880, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. Stormwater Detention Agreement recorded in Instrument No. 20031222-0181826, of the Public Records of Davidson County, Tennessee. Charter for Prestwick Place Owners Associations, Inc. recorded in Instrument No. 20040831-0104875, of the Public Records of Davidson County, Tennessee. Open Space or Common Area created by and set forth in Quitclaim Deed recorded in Instrument No. 20190604-0053222, of the Public Records of Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1712 Shorecrest Point, Whites Creek, TN 37189

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 5th day of August, 2026.

Caleb William Landmark

Caleb William Landmark

Stephanie Landmark

Stephanie Michelle Landmark

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CALEB W. LANDMARK AND STEPHANIE MICHELLE LANDMARK, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

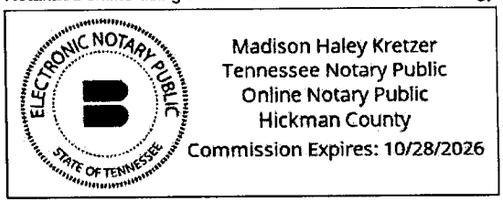
Witness my hand and official seal at Franklin, Tennessee, this 5th day of August, 2026.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication technology



I Lisa Allard, 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 August 4, 2026.

Lisa Allard August 4, 2026

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this August 4, 2026.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028

Jim R. Vanderpool, Notary

