WARRANTY DEED

Karen Johnson
Batch # 1459550
08/14/2026 09:11:50 AM
Fees: $13.00 Taxes: $592.00
Davidson County
DEEDWARR
2 pgs
20260814-0075853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1693-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MJL Quality Homes LLC	MJL Quality Homes LLC	173 01 0 133.00
(NAME) 9122 Burleson Ln	(NAME) 9122 Burleson Ln	
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RONALD E. DOUTHARD ,SURVIVING TENANT BY THE ENTIRETY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MJL QUALITY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

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 Number 10 on the plan of Monte Carlo, Section 2 B, as of record in Book 5050, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

And also, being the same property conveyed to Ronald E. Douthard and wife, Gwenevere L. Douthard, by Quitclaim Deed from Bank of New York, dated 10/16/1998, and recorded on 12/10/1998, of record in Book 11247, Page 24, in the Register's Office for Davidson County, Tennessee.

Said Gwenevere L. Douthard having died on July 11, 2025, leaving said property vested solely in Ronald E. Douthard.

This is:

unimproved ☐

improved ☒ property, known as 600 Cedarmont Drive, ANTIOCH, TN 37013

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 13th day of August, 2026.

Ronald E. Douthard

State of Tennessee
County of Davidson

On this 13th day of August, 2026, before me personally appeared Ronald E. Douthard, 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 (or person's) free act and deed.

Witness my hand, at office, this 13th day of August, 2026.

Notary Public

My Commission Expires: 1-4-27

