Karen Johnson Davidson County
Batch# 1459718 DEEDWARR
08/14/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,657.23
20260814-0076142

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $447,900

Affiant Signature

Subscribed and sworn to before me on this the 11 Day of August 2026.

Notary Public
My Commission expires 6 / 2 / 30

CAROL M HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Scott Myers
304 Claymille Place
Nashville, TN 37207

SEND TAX BILLS TO:
Scott Myers
304 Claymille Place
Nashville, TN 37207

MAP AND PARCEL NUMBER: 05908019200

WARRANTY DEED
26NT01513

Effective the 11 Day of August 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michael Albert Mahaffey and Veronica Grace Mahaffey, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Scott Robert Myers, a married man

The following described real estate in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Phase Two, Claymille Station of record in Plat Book 6900, Page 626, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Albert Mahaffey and Veronica Grace Mahaffey, husband and wife from Integricraft Construction, LLC, a Tennessee Limited Liability Company and Pamela Simmons, by Warranty Deed dated 10/16/2020 and recorded 10/29/2020 in Instrument No. 20201029-0125632, Register's Office of said County.

This is an improved property commonly known as: 304 Claymille Place, Nashville, TN 37207-3133

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 11 day of August 2026.

Michael Albert Mahaffey 08/11/2026 01:16 PM CDT

Michael Albert Mahaffey

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Albert Mahaffey,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 08/11/2026 01:26 PM CDT

Notary Public

My Commission expires: ____/____/____

EDWARD P. HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Veronica Grace Mahaffey 08/11/2026 01:16 PM CDT

Veronica Grace Mahaffey

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Veronica Grace Mahaffey,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 08/11/2026 01:26 PM CDT

Notary Public

My Commission expires: ____/____/____

EDWARD P. HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Certificate of Authenticity

I, Carol M Holmes, 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 8/11, 2026.

Carol M Holmes

Carol M Holmes

Date: 8/11/26

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11 day of August, 2026.

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON