Karen Johnson Davidson County
Batch# 1462357 DEEDWARR
08/20/2026 11:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20260820-0077636

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PREMISES HAS BEEN MADE.

Responsible Taxpayer and Property Owner:

Katharine Haines
1345 Bell Road, Unit 405
Antioch, TN 37013

Map/Parcel No. 162 12 0B 096.00

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ 305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 17th day of August, 2026.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INDENTURE is made this the 17th day of August, 2026, by and between **Derek Reyes and Hannah Gastiger, husband and wife** (hereinafter collectively the "Grantor"), and **Katharine Haines, unmarried** (hereinafter the "Grantee").

W I T N E S S E T H:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey

unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

Land in Davidson County, Tennessee, being Unit No. 9D, of Tract II on the Plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime of record at Instrument No. 20020722-0087814, and as defined in the Master Deed and By-Laws of record at Instrument No. 20020911-0110959, as amended in Instrument No. 20021025-0130922 and at Instrument No. 20030515-0066792 and at Instrument No. 20040218-0018915, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Derek Reyes and Hannah Gastiger, husband and wife by Warranty Deed from Amy Bartolome, married, and JDB Properties, LLC, a Nebraska Limited Liability Company, as Tenants in common, dated 05/18/2023, of record at Instrument No. 20230522-0038536 in Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

AND said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREOFR, the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

GRANTOR:

Derek Reyes

Hannah Gastiger

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, **Derek Reyes,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for purposes therein contained,

Witness my hand at office this the 17th day of August, 2026.

Notary Public

My Commission Expires: 2-2128

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, **Hannah Gastiger,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for purposes therein contained,

Witness my hand at office this the 7th day of August, 2026.

Notary Public

My Commission Expires: 2-2128

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 8/17/26.

Affiant Signature

Date: 8/17/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 17th day of August, 2026.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.