WARRANTY DEED

Karen Johnson Davidson County
Batch# 1462788 DEEDWARR
08/21/2026 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260821-0078186

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/19/30
(AFFIX SEAL)

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Dorin Vanderjack and Samantha Vanderjack	Freedom Mortgage	087 10 0A 026.00
(NAME)	(NAME)	
333 Bournemouth Lane	30 Lake Ctr 401 Rte 73#110	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Marlton NJ 08053	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Painter and Doris P. Painter, Trustees of the James Painter and Doris Painter Oath Trust, dated July 26, 2023, and any amendments thereto,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dorin Vanderjack and Samantha Vanderjack, husband and wife, as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 126, as shown on the Final Plat, A CLUSTER LOT DEVELOPMENT, AARONS CRESS, PHASE 1B, of record in Instrument No. 200709100108427, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Painter and Doris P. Painter, Trustees of the James Painter and Doris Painter Oath Trust, dated July 26, 2023, and any amendments thereto, by Warranty Deed from Jim Painter a/k/a James Painter and Doris Painter, husband and wife, of record in Instrument No. 20230728-0058302, in the Register's Office of Davidson County, Tennessee, dated July 26, 2023, and recorded on July 28, 2023.

Being the same property conveyed to Jim Painter and Doris Painter, husband and wife, by Warranty Deed from Wise Group, Inc., a Tennessee corporation, of record in Instrument No. 20160527-0053452, in the Register's Office of Davidson County, Tennessee, dated May 25, 2016, and recorded on May 27, 2016.

This conveyance is further subject to (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, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 333 Bournemouth Lane, Hermitage, TN 37076
(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 successors 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.

Effective the 18th day of August, 2026.

James Painter and Doris P. Painter, Trustees of the James Painter and Doris Painter Oath Trust, dated July 26, 2023 and any amendments thereto.

BY: James Painter
James Painter, Trustee

BY: Doris P. Painter
Doris P. Painter, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Painter and Doris P. Painter, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of the James Painter and Doris Painter Oath Trust, dated July 26, 2023, and any amendments thereto, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of August, 2026.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 5-21-2030

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 18, 2026.

Signature

August 18, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this August 18, 2026

Notary's Signature

My Commission Expires: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030