Karen Johnson Davidson County
Batch# 1462974 DEEDWARR
08/24/2026 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260824-0078452

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2026.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G26-26598

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cornerstone Homes of TN, Inc. (NAME)	NEW OWNER (NAME)	075-01-0-026
2019 Woodcliff Drive (STREET ADDRESS)	(STREET ADDRESS)	
Smyrna, TN 37167 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **856 Heritage Trail, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornerstone Homes of TN, Inc., a Tennessee Corporation**, 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:

LAND in Davidson County, Tennessee, being Lot 89, Hermitage Hills, Section Twelve, as shown on Plat of record in Plat Book 4675, Page 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a particular description of said property.

Being the same property conveyed to 856 Heritage Trail, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated December 31, 2015 from Seth Mosley and Celi Mosley, husband and wife, recorded January 28, 2016, in Instrument Number 20160128-0008067, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 856 Heritage Trail, Hermitage, TN 37076.

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. Whenever 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 my/our hand(s) this 18th day of August, 2026.

856 Heritage Trail, LLC, a Tennessee Limited Liability Company

By:_____
Seth Mosley, Manager

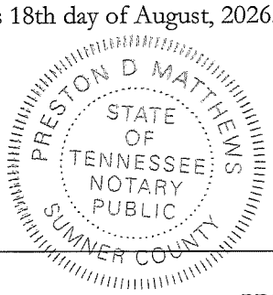
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Seth Mosley, Manager of 856 Heritage Trail, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of 856 Heritage Trail, LLC, the within named bargainor, a Limited Liability Company, and that such Seth Mosley, Manager of 856 Heritage Trail, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Franklin, TN, this 18th day of August, 2026.

_____
Notary Signature

My commission expires: 5/21/29



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 08/18/2026 (date of document).

Affiant Signature

08/18/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 18th day of August, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29