Karen Johnson Davidson County
Batch# 1464335 DEEDWARR
08/26/2026 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $314.50
20260826-0078875

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~MONTGOMERY~~ Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 Affiant Notary My Commission Expires: _____ SUBSCRIBED AND SWORN TO BEFORE ME THIS August 21, 2026.

ALI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
William Monette Mackenzie Monette 3694 Forte Road Joelton, TN 37080	**New Owner** **5276 Rudolph Street** **Springfield, TN 37172**	029 00 0 396.00

THIS WARRANTY DEED OF REALTY, executed as of August 14th, 2026, by **Ashonda Bashaw**, unmarried, (the "Grantor"), for consideration paid, grant to **William Monette and Mackenzie Monette**, husband and wife, (collectively the "Grantee")

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 3694 Forte Road, Joelton, Tennessee 37080, and bounded and described as follows:

Land in the Councilmanic District 1 of Davidson County, Tennessee, as follows, to-wit:

Being Lot No. 4 of the Final Plat of Asalee's Acres Subdivision, of record in Instrument Number 20050302-0023038, as amended by that Instrument to Amend Final Subdivision Plat of record in Instrument Number 20260812-0074770, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ashonda Bashaw, unmarried by Warranty Deed from John Krantz and Mildred Krantz, husband and wife of record in Instrument No. 20070815-0097360 Register's Office for Davidson County, Tennessee, dated August 10, 2007 and recorded on August 15, 2007.

That Grantor covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2026 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE PAGE(S) TO FOLLOW]

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR

Ashonda Bashaw

Ashonda Bashaw

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Ashonda Bashaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this August 14th, 2026.

ARTHUR LARDELL ANDERSON III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC
My Commission Expires: 04/20/2030

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 14, 2026**.

Date

Alli P

Affiant Signature

8/21/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **August**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County