The preparer makes no representation or warranties as to the accuracy of the description of the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

SEND TAX BILLS TO:
Scott Allen Besander and
Brittani Alyn Lastrapes
3789 Waterford Way
Antioch, TN 37013

This Instrument Prepared By:
Cedar City Title Cookeville, LLC
116 Locust Ave, Suite B
Cookeville, TN 38501

NEW OWNERS:
Scott Allen Besander and
Brittani Alyn Lastrapes
3789 Waterford Way
Antioch, TN 37013

MAP & PARCEL NO: 137-13-0A-024-00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1464962 DEEDWARR
08/27/2026 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260827-0079757

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED THOUSAND AND 00/100 ($400,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Paul Leimbach, a married person** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Scott Allen Besander and Brittani Alyn Besander, husband and wife, ("Grantees") their heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows: Being Lot No. 24 on the Final Plat Revision of Lots 24-26 & 27 of Peninsula Point, Section Three, Phase Three of record in Instrument No. 20000918-0092448 and revising Book 11700, page 32, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Michael P. Leimbach by Special/Limited Warranty Deed filed for record on March 22, 2011 in Instrument No. 20110322-0022249, of the Register's Office in Davidson County, Tennessee.

The subject property is not the principal residence of the Grantor nor his hears and/or assigns.

This conveyance is subject to the following:

1. Declaration of Covenants, Conditions and Restriction of Peninsula Point of record in Book 9943, page 908and as supplemented to annex Section Three of record in Instrument No. 20000410-0035892, said Register's Office.
2. All matters as set forth on plat of record in Instrument No. 20000918-0092448 and revising Book 11700, page 32, said Register's Office.
3. By-Laws of The Peninsula Homeowners' Association, Inc. of record in Book 11181, page 371 and as amended in Book 10973, page 39, said Register's Office.
4. All matters including but not limited to easement for ingress and egress to a Family Graveyard on parent site as set forth in Book 342, page 600, said Register's Office.
5. Warranty Deed of Flowage and Roadway Easement to the United States of America of record in Book3852, page 639, Book 3910, page 247 and Book 3975, page 452, said Register's Office.
6. All matters of P.U.D. Boundary Survey of Peninsula Point of record in Book 9700, page 22, said Register's Office.
7. Subject to rights of others in and to common areas and/or elements.
8. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

This is improved property also known as 3789 Waterford Way, Antioch, TN 37013

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **Grantees, their heirs and assigns,** forever.

GRANTOR covenants with the Grantees that Grantor is lawfully seized and possessed of said tract of land in fee simple; that Grantor has a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said tract of land to the said **Grantees, their heirs and assigns,** against the lawful claims of all persons whomsoever.

Possession shall be given with deed.
Property taxes for the current year shall be prorated.
Property is not the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of August, 2026.

Michael **Paul Leimbach**

STATE OF TENNESSEE
COUNTY OF PUTNAM

On this 20 day of August, 2026, before me personally appeared **Michael Paul Leimbach**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of August, 2026.

Notary Signature
My commission expires: 10-20-2026

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF PUTNAM

Sworn to and subscribed before me this 21st day of August, 2026.

Notary Signature
My commission expires: 1/21/2029

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 8/20/26 (date of document).

Affiant Signature

8/24/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of August, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029