WARRANTY DEED

Karen Johnson Davidson County
Batch# 1466616 DEEDWARR
09/01/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20260901-0080774

2026-07-4429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of August, 2026.

(Affix Seal) Notary Public

My Commission Expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Erin Coffren and David Quarterman 1232 Lighthouse Place Brentwood, TN 37027	NEW OWNER	Map/Parcel 172-09-0A-250.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Appert, Trustee of The Richard Appert Family Trust dated June 30, 2022**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Erin Coffren, unmarried, and David Quarterman, unmarried, as joint tenants with rights of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 204, on the Final Plat Of Section Five B, Banbury Crossing, of record in Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard Appert, Trustee of The Richard Appert Living Trust dated June 30, 2022 by Warranty Deed from Carol B. Sledge, a single woman of record in Instrument No. 20230517-0037121 Register's Office for Davidson County, Tennessee, dated May 17, 2023 and recorded on May 17, 2023.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1232 Lighthouse Place, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 25 day August, 2026.

The Richard Appert Family Trust dated June 30, 2022

By: Trustee
Richard Appert, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Appert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that he is the sole Trustee of The Richard Appert Living Trust dated June 30, 2022, and any amendments thereto, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal in Franklin, Tennessee this 24 day of August, 2026.

My Commission Expires:_____

Notary Public



Certificate of Authenticity

I, Jerolyn Switzer, 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 25,2026**.

Date

Affiant Signature

08/26/2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 05-08-2029

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029