Karen Johnson Davidson County
Batch# 1466904 DEEDWARR
09/02/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260902-0081118

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-6010

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27 day of August, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bret Jones 560 Doral Country Drive Nashville, TN 37221	Primis Mortgage Company 5535 Currituck Drive Suite 120 Wilmington, NC 28403	142-06-0D-008-00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Stephanie Petty, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bret Jones, an unmarried man

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:

Property situated in Davidson County, Tennessee:

Unit 95-A, Doral Country Villa, (erroneously referred to as Unit 950 in prior conveyance), of Doral Country Villa, Section VII, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 223, said Register's Office, as established in Master Deed of record in Book 5532, Page 727, as amended in Book 5623, Page 252, Instrument No. 20141103-01011033, and Instrument No. 20151130-0120647, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular

description of said property.

Being the same property conveyed to Stephanie Petty, unmarried by Warranty Deed from Andrew G. O'Guin of record in Instrument No. 20231018-0081712 Register's Office for Davidson County, Tennessee, dated October 12, 2023 and recorded on October 18, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 560 Doral Country Drive, Nashville, TN 37221

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 so 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. 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.

Dated this the 24th day of August, 2026.

Stephanie Petty

Stephanie Petty

STATE OF Illinois
COUNTY OF Cook

On this 24th day of August, 2026, before me personally appeared Stephanie Petty, 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 24th day of August, 2026.

Notary Signature
My commission expires: August 7, 2027

Official Seal
MICHAEL LEAHY
Notary Public, State of Illinois
Commission No. 976238
My Commission Expires August 7, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 8/24/26.

Affiant Signature – Joshua A. Terry

8/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/27/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON