This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-9966-CL

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Jamie Kretschmar
Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2026.

Notary Public
My Commission Expires: 6-3-29

CASSIDY LEWALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson Davidson County
Batch# 1468937 DEEDWARR
09/04/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20260904-0082638

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Sammis and Thomas C. Sammis, IV 6305 Percheron Lane Arrington, TN 37014	New Owner	094 01 0 374.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Barry A. Layman, Trustee of Layman Living Trust dated March 23, 2001, as amended,** (individually and/or collectively, "Grantor"), transfer and convey unto **Jennifer Sammis and Thomas C. Sammis, IV, wife and husband** (individually and/or collectively, "Grantee"), 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 No. 197 on the Plan of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barry A. Layman, Trustee of The Layman Living Trust dated March 23, 2001, as amended, by Warranty Deed from Kelly Ann Easter, an unmarried woman, of record in Instrument No. 20240724-0055739, in the Register's Office of Davidson County, Tennessee, dated July 16, 2024, and recorded on July 24, 2024.

This is improved property located at: **1507 Long Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2026.

GRANTOR:

The Layman Living Trust dated March 23, 2001, as amended

By: Barry A. Layman
Signed with Stavvy
Barry A. Layman, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, personally appeared through audio and video communication, Barry A. Layman, Trustee of The Layman Living Trust dated March 23, 2001, as amended, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of September, 2026.

DANIEL SCARBOROUGH
State of Tennessee Notary Public
County of Williamson
My Commission Expires January 7, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Daniel Scarborough
Signed with Stavvy
Notary Public
My Commission expires: 1/ 7/2030

I, Kirsten Virden, 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 9.1.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 9.1.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

