WARRANTY DEED

Karen Johnson Davidson County
Batch# 1469547 DEEDWARR
09/04/2026 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20260904-0082733

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 10-4-27

(AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dionne E. White Eric D. Demonbreun	CMG Mortgage Inc	163-04-0 A 208.00 CO
(NAME) 3001 Hamilton Church Road, 208	(NAME) 3160 Crow Canyon Rd Suite 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert C. Pfieffer, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dionne E. White, an unmarried woman and Eric D. Demonbreun, an unmarried man, as joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Unit No. 208, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert C. Pfieffer, unmarried by deed of record in Instrument No. 20041014-0123682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3001 Hamilton Church Road, 208, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hands this 21st day of August, 2026.

Robert C. Pfieffer

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Robert C. Pfieffer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 21st day of August, 2026.

Notary Public Kelsie Holloway
My Commission Expires: 4/15/2028

File No.: 23069

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

Certificate of Authenticity

I, Tuwana J. Bryant, do hereby make an 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 21, 2026.

Tuwana J. Bryant

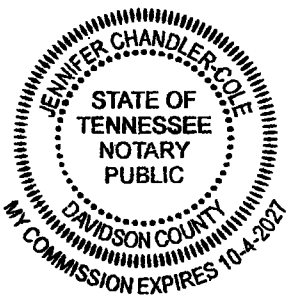
Name: Tuwana J. Bryant
Title: **Authorized Agent**

Date 8/21/26

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 8/21/26.

Jennifer Chandler-Cole
Notary Public



My Commission Expires: 10/04/2027