Name and Address of New Owner:
Molly R. Handler and Ryan Jones
207 Montchanin Drive
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1469884 DEEDWARR
09/08/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20260908-0083187

Send Tax Bills To:
Mortgage Investors Group
1018 Parkside Dr
Knoxville TN 37923
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 064-02-0-027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronnie C. Fann and wife, Flora A. Fann**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Molly Rose Handler and Ryan Anthony Jones, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 178, on the plan of Brandywine Farms, Section IX, of record in Plat Book 4460, Page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie C. Fann and wife, Flora A. Fann by Warranty Deed dated December 31, 1993 from Phyllis Jean Hickman and Deborah Lynn Collins, recorded January 1, 1994 in Book 9210 Page 136 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of September, 2026.

_____ (SEAL)
Ronnie C. Fann

_____ (SEAL)
Flora A. Fann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2026, before me personally appeared Ronnie C Fann and Flora A Fann, 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, this 3rd day of September, 2026.

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 5-12-30

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $710,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 3rd day of September, 2026.

_____
Notary Public
My commission expires: 1/22/30
File No. 2026-9140-RS

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 9-3-2026.

Affiant Signature — Date: 9-3-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-3-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY