Karen Johnson Davidson County
Batch# 1470731 DEEDWARR
09/10/2026 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260910-0083870

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-42265-26

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of Sept, 2026

NOTARY PUBLIC

My commission expires: 5/19/2027

LINZY B LEHN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew Jones<br>2180 Strombury Drive,<br>Hermitage, TN 37076 | Mortgage Research Center, LLC<br>dba Veterans United Home Loans<br>1400 Forum Blvd Ste 18<br>Columbia, MO 65203 | 086-08-0A-020-00 |

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($ 370,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Sara A. McFarlane f/k/a Sara A. Knollenberg and Tanner McFarlane, married to each other**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Andrew Jones, single man**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 426 on the Plan of Final P.U.D Plan, Phase II, Camden Woods, of record in Book 6900, page 735, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sara A. Knollenberg and Tanner McFarlane, both unmarried, from Sandy Kay Swing and James Swint, wife and husband, by Warranty Deed dated October 21, 2021 and recorded November 9, 2021 in Instrument #20211109-0149721, said Register's Office. Sara A. Knollenberg having since married Tanner McFarlane, and is now known as Sara A. McFarlane.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2180 Strombury Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8 day of September, 2026

GRANTOR(S)

**Tanner McFarlane**

**Sara A. McFarlane f/k/a Sara A. Knollenberg**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Tanner McFarlane and Sara A. McFarlane f/k/a Sara A. Knollenberg , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8 day of September, 2026.

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

# Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 9/8/2026 (**date of document**).

**Affiant Signature**

9/8/26

**Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this 8th day of September, 2026.

**Notary's Signature**
**My Commission Expires:**

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029