Karen Johnson Davidson County
Batch# 1471926 DEEDWARR
09/11/2026 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260911-0084558

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $615,000.00.

Affiant

Subscribed and sworn before me this the 9th day of September, 2026.

Notary Public
My commission expires: 7-2-2029

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Collin Kindell	FirstBank c/o Cornerstone Servicing	084-12-0 046.00
3109 Hunters Hill Road	P.O. Box 660217	
Nashville, TN 37214	Dallas, TX 75266-0217	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MALLORY MASON PASCAL AND JAMES THOMAS PASCAL HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **COLLIN KINDELL, AN UNMARRIED MAN AND ELIZABETH BAILEY, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Revised Plat of Lots 72, 73, 74 & 76, Knob Section, Lincoya Hills, of record in Plat Book 2331, Page 6, Revised in Plat Book 2330, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mallory Mason Pascal, a married woman, by Quitclaim Deed from Mallory Mason Pascal, a married woman who acquired title as Mallory Mason, unmarried, dated 4/28/2023 and recorded 5/25/2023 in Instrument No. 20230525-0039552, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Mallory Mason, an unmarried woman, by Warranty Deed from Matthew W. Gardner and wife, Shallen A. Gardner, dated 4/13/2012 and recorded 4/17/2012 in Instrument No. 20120417-0032635, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3109 Hunters Hill Road, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of September, 2026.

Mallory Mason Pascal

James Thomas Pascal

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mallory Mason Pascal and James Thomas Pascal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2026.

My commission expires:
7-22-30

Notary Public



Certificate of Authenticity

I, Anthony N. Greco, 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 the 9th day of September, 2024.

Anthony N. Greco, Affiant — 9-9-2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 9th day of September, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027