Karen Johnson Davidson County
Batch# 1474627 DEEDWARR
09/17/2026 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20260917-0086695

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-3230

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of September, 2026

Notary Public

Commission Expires: 1-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffrey Scott Depriest, Jr. 3723 Colonial Heritage Drive Nashville, TN 37217	Lending Hand 400 South Blvd E Pontiac MI 48341	136-03-0C-117.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

RM Residential Properties, LLC, a Montana Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffery Scott Depriest, Jr., a single man

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 Lot No. 34, as shown on the map entitled Heritage Village of Priest Lake Section Two, of record in Plat Book 5200, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to RM Residential Properties, LLC, a Montana Limited Liability Company by Warranty Deed from Andrew Thalor, married and Goldie Thalor, unmarried of record in Instrument No. 20181001-0096712 Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on October 01, 2018.

Affidavit of Heirship Recorded on October 01, 2018, and Instrument No. 20181001-0096711.

Being the same property conveyed to Michael W. Pearson and Roxanne L. Pearson, husband and wife by Quitclaim Deed from RM Residential Properties LLC, a Montana limited liability company of record in Instrument No. 20200501-0045745 Register's Office for Davidson County, Tennessee, dated April 28, 2020 and recorded on May 01, 2020.

Being the same property conveyed to RM Residential Properties LLC, a Montana limited liability company by Quitclaim Deed from Michael W. Pearson and Roxanne L. Pearson, husband and wife of record in Instrument No. 20221229-0133702 Register's Office for Davidson County, Tennessee, dated December 14, 2022 and recorded on December 29, 2022.

Being the same property conveyed to Michael W. Pearson and Roxanne L. Pearson, husband and wife by Quitclaim Deed from RM Residential Properties LLC, a Montana limited liability company of record in Instrument No. 20241121-0091215 Register's Office for Davidson County, Tennessee, dated November 15, 2024 and recorded on November 21, 2024.

Being the same property conveyed to RM Residential Properties LLC, a Montana limited liability company by Quitclaim Deed from Michael W. Pearson and Roxanne L. Pearson, husband and wife of record in Instrument No. 20251017-0083053 Register's Office for Davidson County, Tennessee, dated October 14, 2025 and recorded on October 17, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3723 Colonial Heritage Drive, Nashville, TN 37217

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 so 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.

Dated this the 16 day of September, 2026.

RM Residential Properties, LLC, a Montana Limited Liability Company

By: _____
Michael W. Pearson, Member

By: _____
Roxanne L. Pearson, Member

STATE OF MT
COUNTY OF Gallatin

Before me, Tammy Redfern of the state and county mentioned, personally appeared Michael W. Pearson and Roxanne L. Pearson, Members of RM Residential Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of RM Residential Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Michael W. Pearson and Roxanne L. Pearson, Members of RM Residential Properties, LLC as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Bozeman, this 16 day of September, 2026.

_____
Notary Signature
My commission expires: _____

TAMMY REDFERN NOTARIAL SEAL STATE OF MONTANA

TAMMY REDFERN
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
November 4, 2027

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 9-17-2026.

Affiant Signature — Date: 9-17-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-17-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY