WARRANTY DEED

Karen Johnson Davidson County
Batch# 1477320 DEEDWARR
09/25/2026 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,486.40
20260925-0088894

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $672,000.00.

James E Fantus Genevieve C. Fantus
James E Fantus and Genevieve C. Fantus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2026.

Stephanie Dunbar
Stephanie Dunbar
Notary Public

MY COMMISSION EXPIRES: 08/11/2030

(AFFIX SEAL)

Stephanie Dunbar
ID NUMBER
133904557
COMMISSION EXPIRES
August 11, 2030

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1159

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Seth Austin Holder and Brooke Faulkner Holder	The Perpetual Financial Group, Inc., a Georgia Corporation	172-01-0A-138.00-CO
(NAME)	(NAME)	
601 Copperfield Court	1325 Satellite Blvd NW Bldg 1100, Suite 1120	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Suwanee GA 30024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventy-Two Thousand And No/100 Dollars ($672,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES E. FANTUS AND GENEVIEVE C. FANTUS, AS TRUSTEES OF THE JAMES AND GENEVIEVE FANTUS LIVING TRUST DATED DECEMBER 10, 2024,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SETH AUSTIN HOLDER AND BROOKE FAULKNER HOLDER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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. 138 on the Plan of Copperfield, Revised of record in Plat Book 6900, Page(s) 555 through 559, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James E. Fantus and Genevieve C. Fantus, as Trustees of the James and Genevieve Fantus Living Trust dated December 10, 2024 by Quitclaim Deed from James Fantus and Genevieve Fantus, husband and wife of record in Instrument No. 20250113-0002271, Register's Office for Davidson County, Tennessee, dated December 10, 2024 and recorded on January 13, 2025.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 601 Copperfield Court, Brentwood, TN 37027
(House No.) (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 successors 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 our hands this 23rd day of September, 2026.

James E. Fantus and Genevieve C. Fantus, as Trustees of the James and Genevieve Fantus Living Trust dated December 10, 2024

BY: James E Fantus
James E. Fantus, Trustee

BY: Genevieve C. Fantus
Genevieve C. Fantus, Trustee

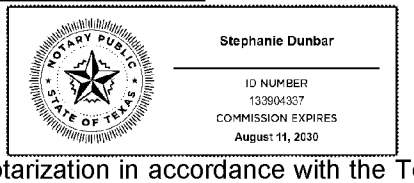
(Online Notarization — Tennessee Warranty Deed)

STATE OF Texas
COUNTY OF Bowie

Personally appeared before me, the undersigned online notary public, James E. Fantus and Genevieve C. Fantus, Trustees of the James and Genevieve Fantus Living Trust dated December 10, 2024, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes therein contained. The principal(s) personally appeared before me by means of two-way live audio-video communication technology pursuant to the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

Witness my hand and official seal at office, this 23rd day of September, 2026.

Stephanie Dunbar
Notary Public
My commission expires: 08/11/2030



Electronically signed and notarized online using the Proof platform.
NOTATION: This notarial act was performed as an online notarization in accordance with the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

True Copy Certification

I, Yvette Meldrum, 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 September 23, 2026.

Affiant Signature YM

September 23, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23rd of September 2026.

B. Cortez
Notary's Signature

MY COMMISSION EXPIRES: 5/19/30

