THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855435**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$352,500.00~~ 355,000.00 CE Carmen Erickson Affiant Subscribed and sworn to before me, this 25th day of September, 2026. Notary Public My Commission Expires: 11/26/2028

Karen Johnson Davidson County
Batch# 1477981 DEEDWARR
09/25/2026 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260925-0089164

S. NIXON PRESSLEY NOTARY PUBLIC TENNESSEE My Comm Exp. November 26, 2028 COUNTY OF WILSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Landon R. Amesbury and Carmen Erickson 1029 Saddlestone Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 086 12 0 105.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Allen, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Landon R. Amesbury and Carmen Erickson, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 12 as shown on the map entitled ROCKWOOD ESTATES, of record in Instrument Number 20001013-0102078, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Allen, by Executor's Quitclaim Deed from Jason Allen, Executor of Roy D. Allen, of record in Instrument No. 20260123-0005999, in the Register's Office of Davidson County, Tennessee, dated January 21, 2026, and recorded on January 23, 2026. Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

Being the same property conveyed to Roy D. Allen, an unmarried man, by Warranty Deed from Tracy L. Abney, an unmarried woman, of record in Instrument No. 20160407-0033371, in the Register's Office of Davidson County, Tennessee, dated March 30, 2016, and recorded on April 07, 2016. The said Roy D. Allen died on February 19, 2024, testate, devising subject property to Jason Allen. See Probate Case 24P-1030, Davidson County, Tennessee, In the Seventh Circuit Court for Davidson County, Tennessee Court.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROCKWOOD ESTATES, as recorded in Instrument No. 20001013-0102078.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010228-0018556.

This is improved property located at 1029 Saddlestone Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2026.

Jason Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Allen, 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, at office, this 24th day of September, 2026.

CHARLES PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

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 24th day of Sept, 2026

9-24-2026

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24th day of Sept, 2026

Commission Expires: July 17, 2027

Notary Public

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