Karen Johnson Davidson County
Batch# 1478025 DEEDWARR
09/25/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20260925-0089238

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855597**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Evan Jager Affiant Subscribed and sworn to before me, this 24th day of September, 2026. C. Loy Carney Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Evan Jager and Jordan Allums 808 Setliff Place Nashville TN 37206	Send Tax Bills To: Primis Mortgage Company 5535 Currituck Drive Ste. 120 Wilmington, NC 28403	Tax Information: Tax Parcel ID No. 083-06-0-061.00

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, **Raechelle Laughlin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan Jager, an unmarried man, and Jordan Allums, an unmarried woman, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled Map of Roy F. Williams Subdivision of The Hunter Tract, of record in Plat Book 547, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RAECHELLE LAUGHLIN, by deed from MY808SETLIFF LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210324-0038848, dated March 23, 2021, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 083-06-0-061.00.

Matters shown on the Plan of record in Plat Book 547, page 13, said Register's Office.

This is improved property located at 808 Setliff Place Nashville TN 37206

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.

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

Raechelle Laughlin

STATE OF Texas)

COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Raechelle Laughlin, 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~~ 23rd day of September, 2026.

Notary Public

Frances R Hubbard

My Commission Expires: 3/4/2028

FRANCES R HUBBARD
Notary ID # 132387861
My Commission Expires
March 04, 2028

True Copy Certification

I, **Denise Woods,** 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 this the 24 day of September, 2026.

Denise Woods
Affiant Signature
Date 9-24-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of September, 2026.

C Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

