WARRANTY DEED

Karen Johnson Davidson County
Batch# 1483727 DEEDWARR
10/14/2026 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20261014-0094316

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $342,000.00.

Mark Wachter
Affiant

Subscribed and sworn to me on 10/13/26.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAMEADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark A Wachter and Lisa G. Wachter 819 Old Dickerson Pike Goodlettsville, TN 37072	PennyMac Loan Services, LLC 3043 Townsgate Road, Ste. 200 Westlake Village, CA 91361	042 11 0 021.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary R. Smith, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mark A. Wachter and Lisa G. Wachter, Married, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Section I, Morning View Subdivision, as of record in Book 2133, Page 95, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 10 fronts 100 feet on the Easterly side of Graycroft Avenue, and runs back 405.58 feet on the Northerly line and 449.03 feet on the Southerly line, which is a broken line, to a dead line, measuring 106 feet thereon.
>
> Being the same property conveyed to Calvin M. Smith and wife, Mary R. Smith, by Quitclaim Deed from Calvin M. Smith, of record in Instrument No. 20040921-0113686, in the Register's Office of Davidson County, Tennessee, dated September 10, 2004 and recorded on September 21, 2004. The said Calvin M. Smith having since died on or about March 22, 2026, leaving Mary R. Smith as surviving tenant by the entirety.

This is Improved property, known as 602 N Graycroft Ave, Madison, TN 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 10/ 13 /26.

Mary R. Smith

Mary R. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/ 13 /26, before me personally appeared Mary R. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 10/ 13 /26.

Katherine Cooper

NOTARY PUBLIC

My Commission Expires: 07/02/29



CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 10/13/2026.

John Cobb Rochford

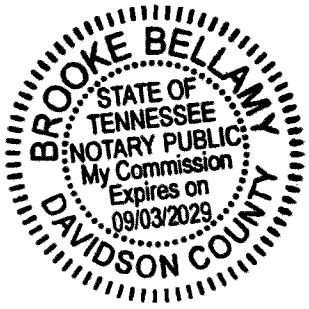
Date: 10/13/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 10/13/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29