WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Karen Johnson
Batch # 1483842
10/14/2026 01:42:47 PM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20261014-0094448

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel St Jean and Hope St Jean	**Zillow Home Loans, LLC**	
(NAME) **604 Meadow Lane Dr**	(NAME) **2600 Michelson Drive**	**128 10 0 187.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Irvine, CA 92612**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL MARKHAM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL ST JEAN AND HOPE ST JEAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 41 on the Plan of HOLT MEADOWS of record in Plat Book 4300, Page 174, 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 Michael Markham, by Warranty Deed from Jerry W. Sharpe, of record in Instrument No. 20150623-0060157, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 23, 2015.

This conveyance is subject to:
- Taxes and assessments for the year 2027 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOLT MEADOWS, as recorded in Plat Book 4300, Page(s) 174.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4767, Page 930.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **604 Meadow Lane Dr, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13 DAY OF OCTOBER, 2026.

Michael Markham

Catherine Latsombath

Catherine Latsombath, spouse of Michael Markham, hereby joins in this conveyance and does transfer and convey any and all marital interest Catherine Latsombath may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MARKHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of October, 2026.

Notary Public
My Commission Expires: 7-22-30
(SEAL)

BENJAMIN SEAMON WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE LATSOMBATH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of October, 2026.

Notary Public
My Commission Expires: 7-22-30
(SEAL)

BENJAMIN SEAMON WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212