Karen Johnson Davidson County
Batch# 1484198 DEEDWARR
10/15/2026 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20261015-0094824

Warranty Deed

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11.5.2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $724,900.00. Rachelle Affiant Subscribed and sworn to before me, this the 7th day of October, 2026. Carmen Coats Notary Public My commission expires: 11/5/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob Garner and Mackenzie Garner	MOWER, LLC	009-00-0-125.00
832 Lemont Drive	5950 SYMPHONY WOODS, STE 317	
Nashville, TN 37216	COLUMBIA, MO 21044	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARISSA FRANCIS AND HUSBAND, JAKE FRANCIS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB GARNER AND MACKENZIE GARNER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 described as follows: Beginning at an iron pin (old) in the Northerly margin of Jackman Road, the Southwest corner of a tract of land which belongs to Charlene Sterry, having a deed reference in Instrument No. 20060823-0103584, Register's Office of Davidson County, Tennessee, the Southeast corner of this tract, and continuing, as follows: South 77 degrees 06 minutes 52 seconds West, 226.81 feet to an iron pin (new), in the Northerly margin of Jackman Road; thence with a new line, as follows: North 00 degrees 20 minutes 21 seconds East, 158.58 feet to an iron pin (new); thence North 85 degrees 36 minutes 51 seconds West, 83.12 feet to an iron pin (new); thence North 04 degrees 23 minutes 09 seconds East 40.45 feet to an iron pin (new); thence North 85 degrees 36 minutes 51 seconds West, 189.94 feet to an iron pin (new); thence North 04 degrees 23 minutes 09 seconds East, 256.55 feet to an iron pin (new); thence South 85 degrees 36 minutes 51 seconds East, 440.00 feet to an iron pin (new); thence South 05 degrees 15 minutes 57 seconds East, 301.26 feet to an iron pin (new); thence South 85 degrees 36 minutes 51 seconds East 10.15 feet to an iron pin (old), the Northwest corner of said tract of land which belongs to Charlene Sterry, thence South 04 degrees 16 minutes 59 seconds West, 90.84 feet, to the point of beginning, containing 3.64 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 25, 2009

Being the same property conveyed to Marissa Francis and Jake Francis, wife and husband, and Jeffrey Francis and Geralyn Francis, husband and wife, by Warranty Deed from Phillip Dier and Amanda Dier, husband and wife, dated February 2, 2022, and recorded February 15, 2022, in Instrument No. 20220215-0017398, Register's Office for Davidson County, Tennessee.

The said Jeffrey Francis having since died.

Being the same property conveyed to Marissa Francis and husband, Jake Francis, by Quitclaim Deed from Geralyn Francis, dated June 07, 2024 and recorded June 28, 2024 in Instrument No. 20240628-0048928, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 8206 Jackman Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2026.

Marissa Francis

Marissa Francis

Jake Francis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 7th day of October, 2026.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 7. 2026

Affiant Signature

15th day of October, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028