WARRANTY DEED

Karen Johnson Davidson County
Batch# 1485356 DEEDWARR
10/16/2026 01:03:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20261016-0095226

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF OCTOBER, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3707LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
KRISTINE M CRAIG		
1952 WATERFORD DR OLD HICKORY , TN 37138		
OLD HICKORY, TN 37138		053 06 0B 065.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTOPHER J. BRENNAN AND HEATHER D. BRENNAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTINE M CRAIG, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 119 on the Plan of Phase 3, Waterford, of record in Plat Book 7900, page 707, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Brennan and wife, Heather D. Brennan, by Warranty Deed from Kenneth Davis Barry, dated August 31, 1998, and recorded September 2, 1998, of record in Book 11095, Page 491, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 1952 Waterford Drive, Old Hickory, Tennessee, 37138
TAX PARCEL ID/APN: 053 06 0B 065.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;

(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 6900, Page 540; Plat Book 7900, Page 707; and Plat Book 7900, Page 985, of the Public Records of Davidson County, Tennessee. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 7463, Page 294 and Book 8694, Page 216, said document being amended and restated by instrument recorded in Book 8699, Page 462; and Declaration of Annexation in Book 9309, Page 847, all of the Public Records of Davidson County, Tennessee. By-Laws of Waterford Community Association, Inc. recorded in Book 8715, Page 583, said document being amended by instrument recorded in Instrument No. 20090309-0020515, all of the Public Records of Davidson County, Tennessee. Charter for Waterford Community Association, Inc. recorded in Book 8711, Page 701, of the Public Records of Davidson County, Tennessee. Sewer Easement recorded in Book 1717, Page 30, of the Public Records of Davidson County, Tennessee. Right of Way Easement recorded in Book 2024, Page 225, of the Public Records of Davidson County, Tennessee. Open Space or Common Area created by and set forth in Quitclaim Deed recorded in Book 9393, Page 831, of the Public Records of Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This is Improved property known as 1952 WATERFORD DR OLD HICKORY , TN 37138, OLD HICKORY, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 16th day of October, 2026.

Christopher J. Brennan

Heather D. Brennan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER J. BRENNAN AND HEATHER D. BRENNAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 16th day of October, 2026.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

I Lisa Allard, 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 16, 2026.

Lisa Allard, Affiant October 16, 2026

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this October 16, 2026.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY