This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number. 16-5249-MC

Karen Johnson
Batch # 1243869
03/06/2025 09 54 25 AM
Fees $13 00 Taxes $3,589 00
Davidson County
DEEDWARR
2 pgs
20250306-0016837

Return To:
Commercial Title Group, LLC
6389 Quail Hollow, Suite 201
Memphis, Tennessee 38120
File No. CTG25025

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $970,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2025

Notary Public
My Commission Expires: 7-14-26

LISA J ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James A Nelson and Taylor Kinard Nelson 709 Woodridge Court Brentwood, TN 37027	Community Mtg Corp 142 Timber Creek Cordova, TN 38018	160 12 0 210.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Henry Hildebrand, IV and Dana Hildebrand, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **James A. Nelson and Taylor Kinard Nelson, husband and wife** (individually and collectively, "Grantee"), a 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 11 on the Plan of SECTION "A" WOODRIDGE of record in Plat Book 7900, Page 181, 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 Henry Hildebrand, IV and Dana Hildebrand, husband and wife, by Warranty Deed from Devin Watts and wife, Cali Watts, of record in Instrument No 20200817-0092241, in the Register's Office of Davidson County, Tennessee, dated August 17, 2020, and recorded on August 17, 2020.

This is ☒ improved or ☐ unimproved property located at: **709 Woodridge Court, Brentwood, TN 37027.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable, the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out, and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2025

GRANTOR:

Henry Hildebrand, IV

Dana Hildebrand

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Henry Hildebrand, IV and Dana Hildebrand,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 3rd day of March, 2025.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027