This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 16-5360-SL

Karen Johnson Davidson County
Batch# 1260030 DEEDWARR
04/15/2025 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250415-0028428

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2025.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jordan Williams and Nicole Christison 6821 Sunnywood Drive Nashville, TN 37211	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	181-01-0A-045.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Lori L. Wynn, a single woman (individually and/or collectively, "Grantor"), transfer and convey unto Jordan Williams, an unmarried man, and Nicole Christison, an unmarried woman, as joint tenants with rights of survivorship (individually and/or 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. 148 on the PLAN OF SUGAR VALLEY, SECTION 1, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, Pages 709-711, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Lori L. Wynn, A Single Woman, her heirs and assigns, by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation, of record in Instrument No. 20021231-0162726, in the Register's Office of Davidson County, Tennessee, dated December 20, 2002, and recorded on December 31, 2002.

This is improved property located at: **6821 Sunnywood Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said 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 I/we do covenant with the said Grantee 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 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, their 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 11th day of April, 2025.

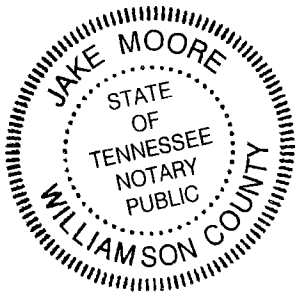
GRANTOR:

Lori L. Wynn

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lori L. Wynn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of April, 2025.



Notary Public
My Commission expires: 9-21-26

202504150028428

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/11/2025 (date of document).

Emma Howard
Affiant Signature

4/11/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11 day of April, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL