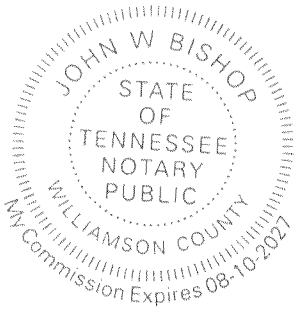
This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-6382-TM

Karen Johnson Davidson County
Batch# 1293073 DEEDWARR
07/02/2025 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250702-0052351

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2025.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brianna Lindell and Davis Lindell 114 Ivy Hill Lane Goodlettsville, TN 37072	SWBC Mortgage Corporation 9311 San Pedro Ave, Suite 100 San Antonio, TX 78216	033 03 0B 053.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christopher Francis Waye, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Brianna Lindell and Davis Lindell, wife and husband** (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. 7 on the Plan of Final Plat, DRY CREEK FARMS, PHASE 2, SECTION 2 of record in Plat at Instrument No. 20050825-0101280, 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 Christopher Francis Waye, An Unmarried Man, by Warranty Deed from Jason Hall, Married, of record in Instrument No. 20200904-0101293, in the Register's Office of Davidson County, Tennessee, dated September 01, 2020 and recorded on September 04, 2020.

Courtney Waye joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **114 Ivy Hill Lane, Goodlettsville, TN 37072**

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 1st day of July, 2025.

GRANTOR:

Christopher Francis Waye

Courtney Waye

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Francis Waye and Courtney Waye, the within named bargainors, 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 1st day of July, 2025.

Notary Public
My Commission expires: 5/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 1 day of July, 2025.

Affiant Signature

Date July 1, 2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028