This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6267-AP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch # 1293665 DEEDWARR
07/03/2025 10 19 10 AM 2 pgs
Fees $13 00 Taxes $3,034 00
20250703-0052632

The actual consideration or value, whichever is greater, for this transfer is $820,000.00.

Affiant

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2028

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

Notary Public
My Commission Expires: 7.17.28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Floyd Heather Floyd 2803 A Paden Dr. Nashville, TN 37206	new owner	083-15-0P-001-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Benjamin Christopher Barrett and James Phillip Raley, Jr., a married couple** (individually and/or collectively, "Grantor"), transfer and convey unto **Andrew Floyd and Heather Floyd, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Situated in Davidson County, Tennessee, being Unit A, on the Plan of 2803 Paden Drive, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions, and Restrictions, for 2803 Paden Drive, of record in Instrument No. 20230814-0062820 and Instrument No. 20230918-0073023, 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 James Phillip Raley, Jr. and Benjamin Christopher Barrett, as joint tenants with right of survivorship by Special Warranty Deed from BMB Properties, a Tennessee general partnership, dated April 1, 2024, recorded April 8, 2024, of record in Instrument No. 20240408-0024801, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to BMB Properties, a Tennessee general partnership by Warranty Deed from LaFronte Miller, single, dated February 21, 2023, recorded February 22, 2023, of record in Instrument No. 20230222-0012591, said Register's Office.

This is improved property located at: **2803A Paden Drive, Nashville, TN 37206**

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:

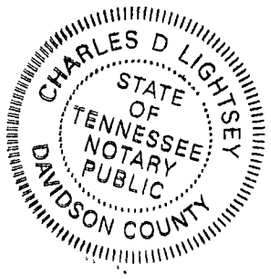
Benjamin Christopher Barrett

James Phillip Raley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin Christopher Barrett and James Phillip Raley, Jr., 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 1st day of July, 2025



Notary Public
My Commission expires: 3/5/26